

Attachment 6

Amendment documents for adoption

- Explanatory Report
- Instruction Sheet
- Clauses 22.04 – Heritage Places within the Capital City Zone
- Clauses 22.05 – Heritage Places outside the Capital City Zone
- Schedule to Clause 43.01 – Heritage Overlay – with tracked changes
- Schedule to Clause 72.04 – Documents incorporated in this Planning Scheme – tracked changes
- Map – West Melbourne Heritage Review Overlay Deletions
- Map – West Melbourne Heritage Review Overlay Additions
- Incorporated document – Heritage Precincts Statements of Significance 2019
- Incorporated document – West Melbourne Heritage Review 2016: Statements of Significance 2019
- Supporting document – West Melbourne Heritage Review 2016
- Incorporated Document - Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, July 2018
- Incorporated document – Heritage Places Inventory 2020 (Part A)
- Incorporated document – Heritage Places Inventory 2020 (Part B)

MELBOURNE PLANNING SCHEME

AMENDMENT C258

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Melbourne City Council, which is the planning authority for this amendment.

Land affected by the Amendment

The Amendment applies to all land within the Melbourne municipal area affected by a Heritage Overlay and makes specific changes relating to properties in West Melbourne (refer to Attachment 1 for details).

What the amendment does

The Amendment implements the recommendations of the *'Heritage Policies Review 2016'* and the *'West Melbourne Heritage Review 2016'*.

Specifically, the amendment makes the following changes to the Melbourne Planning Scheme:

- Introduces two new local heritage policies, Clause 22.04 (Heritage Places in the Capital City Zone) and Clause 22.05 (Heritage Places outside the Capital City Zone) which will apply to properties classified as Significant, Contributory or Non-Contributory. Both new policies have permit application requirements, and provisions relating to demolition, alterations, new buildings, additions, restoration and reconstruction, subdivision, vehicle accommodation, and services and ancillaries. The existing Clauses 22.04 and 22.05 will continue to apply to properties retaining an A-D grading.
- Modifies the Schedule to Clause 43.01 Heritage Overlay to introduce 17 new heritage places and revise the descriptions of 5 existing heritage places, in West Melbourne.
- Introduces a *'Heritage Places Inventory 2020 (Part A)'* which classifies heritage properties within a Heritage Overlay, except those listed in *'Heritage Places Inventory 2020 (Part B)'*, as Significant/Contributory/Non-Contributory.
- Revises the existing incorporated document: *'Heritage Places Inventory March 2018'* and renames it *'Heritage Places Inventory 2020 (Part B).'*
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to introduce four new incorporated documents:
 - *'Heritage Places Inventory 2020 (Part A)'* which classifies heritage properties within a Heritage Overlay as Significant/Contributory/Non-Contributory
 - *'Heritage Precinct Statements of Significance 2019'* which comprises the statements of significance currently included within Clause 22.04 (Heritage Places Within the Capital City Zone) and additional statements of significance for the six largest existing heritage precincts outside the Capital City Zone.
 - *'West Melbourne Heritage Review 2016: Statements of Significance 2019'*.
 - *Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, July 2018.*
- Amends the Schedule to Clause 72.04 (Incorporated Documents) by renaming *'Heritage Places Inventory March 2018'* as *'Heritage Places Inventory 2020 (Part B).'*

- Amends planning scheme maps 5HO, 7HO and 8HO to introduce 17 new Heritage Overlays, correctly identify one existing Heritage Overlay and revise the boundaries of seven existing Heritage Overlays, in West Melbourne.

Strategic assessment of the Amendment

Why is the Amendment required?

Melbourne's heritage is highly valued by the community and it is important that there are clear guidelines for the assessment of applications affecting places in the Heritage Overlay. The Amendment is needed in order to update and improve heritage protection within the City of Melbourne.

In July 2014, Council sought comments from the community on its discussion paper 'Review of the Local Heritage Planning Policies in the Melbourne Planning Scheme.' This work identified the need to update the current heritage policies. A subsequent review of the local heritage policies was undertaken and this amendment now implements the recommendations of that review.

The phasing out of the City of Melbourne's A to D heritage grading system is needed to comply with the Planning Practice Note No.1 "*Applying the Heritage Overlay, August 2018*" and the recommendations of recent Planning Panels.

The A to D heritage grading system is being retained for the following properties, which will be subject to a separate review and amendment process:

- 'C' graded heritage places in precincts in City North;
- all 'D' graded individual heritage places; and,
- properties which were inadvertently not included or were incorrect in the exhibited 'Heritage Places Inventory'.

The new Statements of Significance for the existing large heritage precincts in the Heritage Overlay, will provide local context for, and thereby assist in, the assessment of planning permit applications in these areas.

The '*West Melbourne Heritage Review 2016*' was undertaken to assess the heritage significance of land in the West Melbourne Structure Plan area.

The '*West Melbourne Heritage Review 2016*' included reviewing existing heritage places and identification of some additional places needing heritage protection. This Amendment is needed in order to implement the recommendations of the Review and protect the newly identified heritage places.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements a number of objectives of planning in Victoria pursuant to Section 4 of the *Planning and Environment Act 1987*, in particular:

- To provide for the fair, orderly, economic and sustainable use and development of land
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

How does the Amendment address any environmental, social and economic effects?

It is expected that the Amendment will have positive environmental, social and economic outcomes for Melbourne. Heritage places enhance the City's appeal as a place in which to live, work, invest and visit.

Environmental Effects

The Amendment will encourage reuse, restoration and adaptation of existing heritage places. Retention of existing places will minimise building waste associated with demolition and the construction of new buildings.

Social Effects

The Amendment aims to protect the City's heritage, which is an integral part of its social fabric. It supports the community expectation that the City's heritage assets will be protected.

The Amendment also identifies places that contribute to an understanding of the social, architectural and economic history of West Melbourne. In this way the Amendment protects the urban qualities that make West Melbourne distinctive as a local neighbourhood for both its local population and visitors to the area.

Economic Effects

Improving protection for the City's heritage places is expected to have positive economic effects by reinforcing the City's identity and its role as a destination for tourists. It is also expected to have further positive economic effects by facilitating decision making and minimising time delays.

Does the Amendment address relevant bushfire risk?

There is no increased risk of bushfires resulting from this Amendment.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies and is consistent with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes and also with the requirements of Ministerial Direction 11 on the Strategic Assessment of Amendments.

The Amendment is also consistent with Ministerial Direction 15 – the planning scheme amendment process and Ministerial Direction No. 9 Metropolitan Planning Strategy, which requires that the amendment support the provisions of Plan Melbourne. The Amendment addresses the following specific direction of Plan Melbourne 2017-2050:

Direction 4.4 – *Respect Melbourne's heritage as we build for the future*: the Amendment will update existing heritage policies and provide more guidance for development proposed in areas affected by heritage overlays. The updated policies will increase certainty for the community and assist decision making. The Amendment will also protect newly identified heritage places in West Melbourne and ensure that new development does not compromise the values held by the community for that area. The Amendment will encourage new development to be designed and sited to respect the identified significance of heritage places.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the following objectives of the PPF:

Clause 15 - Built Environment and Heritage

- 15.01-1S Urban design - *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity*
- 15.03-1S Heritage conservation - *To ensure the conservation of places of heritage significance*
- 15.03-2S Aboriginal heritage - *To ensure the protection and conservation of places of aboriginal cultural heritage significance*

Clause 17 - Economic Development

- 17.04-1S Facilitating tourism - To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.
- 17.04-1R Tourism in Metropolitan Melbourne - *To maintain and develop Metropolitan Melbourne as a desirable tourist destination.*

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This Amendment is consistent with the objectives and strategies outlined in the Local Planning Policy Framework of the Melbourne Planning Scheme.

The importance of the cultural and natural heritage of Melbourne is a consistent theme throughout the Municipal Strategic Statement (MSS). The Amendment supports the objectives and strategies of the following relevant clauses of the MSS by conserving places of identified cultural heritage significance and protecting the underlying sense of place and identity in different areas of Melbourne:

Clause 21.06-1 Urban design

Clause 21.06-2 Heritage

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment relies on the appropriate VPP tools to implement policy provisions.

The local policies are the appropriate tool to provide guidance on the assessment of places affected by a Heritage Overlay.

The application of the Heritage Overlay and Schedule is the appropriate planning tool for protecting identified heritage places.

The amendment addresses the requirements of the Planning Practice Note 1 "*Applying the Heritage Overlay, August 2018*". This Practice Note establishes the three-part format to be used for the preparation of statements of significance.

This Amendment proposes to introduce Incorporated Documents which contain a new statement of significance for six existing large heritage precincts outside the Capital City Zone, existing statements of significance for precincts within the Capital City Zone and statements of significance for the heritage places identified in the West Melbourne Heritage Review 2016. The statements have been prepared in accordance with the relevant Practice Note.

The Schedule to Clause 72.04 is also the proper provision to use for incorporating documents into the planning scheme.

How does the Amendment address the views of any relevant agency?

The Department of Environment, Land, Water and Planning and The National Trust (Victoria) were consulted during the preparation of the revised heritage policies.

The replacement of the current A to D gradings with the new category system is in line with the State government's practice note and recommendations contained in recent Planning Panels Victoria reports.

All relevant agencies were notified as part of the planning scheme amendment formal exhibition process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not likely to have an impact on the requirements of the Transport Integration Act.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The inclusion of some additional West Melbourne places within the heritage overlay may contribute to a minor increase in the number of planning permit applications on an annual basis. This increase can be accommodated within existing Council resources.

The resource and administration costs will be offset by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to the heritage overlay.

The Amendment will introduce greater clarity and certainty in the assessment of applications under the provisions of the Heritage Overlay which is expected to reduce the workload of Council staff and facilitate decision-making.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, on the City of Melbourne website www.participate.melbourne.vic.gov.au/AmendmentC258 and during office hours at the following places:

City of Melbourne
Melbourne Town Hall, 90-130 Swanston Street
MELBOURNE VIC 3000

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Attachment 1**Am C258: West Melbourne sites**

The following West Melbourne places are being added/alterd to the Heritage Overlay Schedule as part of Amendment C258 - West Melbourne Heritage Review to the Melbourne Planning Scheme:

#	HO No.	Address and Proposed Action
1	HO1178	17-37 Abbotsford Street, West Melbourne - J.Gadsden Pty. Ltd., New HO (alteration to map and change to clause 43.01s)
2	HO1179	136 Adderley Street, West Melbourne - Corris or Jones house, New HO (alteration to map and change to clause 43.01s)
3	HO770	33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street, West Melbourne – Inter-war industrial precinct, Existing HO - Revised description/address, revised boundary (inclusion of an additional property) (mapping change & change to clause 43.01s)
4	HO1181	100-154 Batman Street, West Melbourne – Autocar Industries Proprietary Limited Assembling and Motor Body Works, New HO (alteration to map and change to clause 43.01s)
5	HO1182	Near 80, 86 Capel Street, West Melbourne - Elm street trees x2 New HO (alteration to map and change to clause 43.01s)
6	HO1184	Hawke and Curzon Street Reserve, 2A Hawke Street, West Melbourne - Elm tree New HO (alteration to map and change to clause 43.01s)
7	HO1185	Near 81-141 Jeffcott Street, West Melbourne - Elm street trees x 6 New HO (alteration to map and change to clause 43.01s)
8	HO862	13-17 Jeffcott street, West Melbourne Existing HO - Revised boundary, deletion of a property from existing HO (mapping change only, no change to clause 43.01s)
9	HO841	363 King Street, West Melbourne Existing HO – Revised description/ address (clause 43.01s), no change to existing HO boundary
10	HO1186	Near 446 King Street , Hawke Street and King Street Reserve, West Melbourne – Elm tree New HO (alteration to map and change to clause 43.01s)
11	HO1187	461-467 King Street, West Melbourne - Gair Manufacturing Company Pty. Ltd. Bulk Store, New HO (alteration to map and change to clause 43.01s)
12	HO1188	469-471 King Street, West Melbourne – West Melbourne Police Station, later Fibrous Plaster Manufacturers Assoc of Vic New HO (alteration to map and change to clause 43.01s)
13	HO844	171-179 Roden street, West Melbourne -Wigton cottages and palm trees Existing HO - Revised description/ address, revised boundary – inclusion of an additional property (alteration to map and change to clause 43.01s)
14	HO1192	101-107 Rosslyn Street, West Melbourne – Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., New HO (alteration to map and change to clause 43.01s)
15	HO1194	300 Rosslyn Street, West Melbourne - Australian Biscuit Company Ltd. stores, New HO (alteration to map and clause 43.01s)
16	HO1195	317 Spencer Street, West Melbourne - Melbourne Remand Centre, later Assessment Prison, New HO (alteration to map and change to clause 43.01s)
17	HO771	83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street - Sands & McDougall precinct Existing HO - Revised description/ address, revised boundary (inclusion of additional properties) (alteration to map and change to clause 43.01s)
18	HO1196	445 Spencer Street, West Melbourne - Brown's factory, later Preston Motors Pty. Ltd., New HO (alteration to map and change to clause 43.01s)
19	HO845	503-511 Spencer Street, West Melbourne Existing HO - Revised description/ address, revised boundary (inclusion of an additional property)change to clause 43.01s)

20	HO1197	541-547 Spencer Street, West Melbourne – Associated Taxi Services offices and service station, later Embassy café and service station, New HO (alteration to map and change to clause 43.01s)
21	HO1198	Part, 31-47, rear Stanley Street, West Melbourne – Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, New HO (alteration to map and change to clause 43.01s)
22	HO1199	Part former complex, 62-80 Stanley Street, West Melbourne – Alfred Hasker, later Barrett Bros and Burston and Company Pty. Ltd. Maltsters New HO (alteration to map and change to clause 43.01s)
23	HO470	95-101 Stanley Street, West Melbourne Existing HO - Revised boundary - deletion of land from existing HO (mapping change only, no change required to clause 43.01s)
24	HO1180	Howard Street and William Street Reserve, West Melbourne – Canary Island Pine trees x2 New HO (alteration to map and change to clause 43.01s)
25	HO3	North and West Melbourne Precinct - Existing HO - Revised HO boundaries – correct mapping of one property (210 Stanley Street) and deletion of several sites (refer to planning schemes maps) (mapping changes only, no alteration to clause 43.01s)

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C258

INSTRUCTION SHEET

The planning authority for this amendment is the City of Melbourne.

The Melbourne Planning Scheme is amended as follows;

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of three attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 5HO, 7HO, and 8HO in the manner shown on the attached maps marked "Melbourne Planning Scheme, Amendment C258".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Local Planning Policy Framework** – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.
3. In **Local Planning Policy Framework** – replace Clause 22.05 with a new Clause 22.05 in the form of the attached document.
4. In **Overlays** – Clause 43.01, replace the Schedule to the heritage overlay with a new Schedule in the form of the attached document.
5. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

22.04

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HERITAGE PLACES IN THE CAPITAL CITY ZONE

This policy applies to all places within the Heritage Overlay within the Capital City Zone (CCZ).

PART A

This Part of the policy applies to properties categorised significant, contributory or non-contributory in an incorporated document to this Scheme.

22.04-1

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Policy Basis

Melbourne's Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality.

Heritage places encompass individual heritage places and heritage precincts.

Within the CCZ heritage places contribute to the significance of Melbourne as the cultural, administrative, educational and economic centre of the State and its importance both nationally and internationally. These places are fundamental to understanding the depth of its historic character as it developed on and extended from the Hoddle Grid. Their conservation enhances the appeal of the CCZ as a place to live, work, invest and visit.

The management of heritage places in the CCZ faces the challenge of the greater intensity of development in the CCZ relative to other parts of the city and the different built form outcomes which result from this.

This policy provides guidance on conserving and enhancing heritage places and is informed by the conservation principles, processes and practices of the Australia ICOMOS Burra Charter. The Burra Charter encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and is compatible and in keeping with its cultural heritage values.

This policy should be applied in conjunction with Statements of Significance as incorporated into this Scheme.

22.04-2

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Definitions

Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant Statement of Significance, as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.
Context	The context of a heritage place can include; its setting (as defined under 'setting'), the immediate landholding, adjoining significant or contributory places, and the surrounding area.

Term	Definition
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.
Contributory heritage place	A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage 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 heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Fabric	Fabric means all the physical material of the heritage place.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.
Front or principal part of a building	<p>The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth.</p> <p>For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth.</p> <p>For corner sites, the front or principal part of a building includes the side street elevation.</p> <p>For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.</p>
Heritage place	A heritage place has been assessed to have natural or cultural heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.
Heritage precinct	A heritage precinct is an area which has been identified as having heritage value. It is identified as such in the Schedule to the Heritage Overlay, and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place	An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct as identified in the precinct Statement of Significance,

Term	Definition
	include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.
Lane	A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
Non-contributory place	A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and interpretive	Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are categorised significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Significant heritage place	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

Term	Definition
	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.
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.

22.04-3 Category of heritage places

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The category (significant, contributory or non-contributory) of properties is identified in the incorporated document *Heritage Places Inventory 2020 Part A* or another incorporated document to this Scheme - Significant streetscapes are also identified in these incorporated documents.

22.04-4 Policy Objectives

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- To conserve and enhance Melbourne’s heritage places.
- To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or Council documentation.
- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, which avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building.
- To discourage facadism.
- To encourage the adaptive reuse of heritage places.
- To ensure new development is consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

22.04-5 Permit Application Requirements

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The following, where relevant, may be required to be lodged with a permit application.

- Where major development is proposed to significant heritage places, the preparation of a Conservation Management Plan (CMP), which is in accordance with the Heritage Council of Victoria’s ‘Conservation Management Plans: Managing Heritage Places A Guide 2010’.

- The preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria's 'Guidelines for preparing Heritage Impact Statements'. In a heritage precinct, the HIS should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- Further information where there is limited information in an existing citation or Council documentation.
- An arboricultural report where works will or may affect significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance). The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage precinct.
- For development in heritage precincts, sight lines, and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- A comprehensive explanation as to how the proposed development achieves the policy objectives.

22.04-6 Assessment of Planning Applications

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Planning applications are to be assessed against the Objectives at Clause 22.04-4 and the policies set out below.

22.04-7 Demolition

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It is policy that:

- The demolition of a non-contributory place will generally be permitted.
- Full demolition of significant or contributory buildings will not generally be permitted.
- Partial demolition in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted.
- Retention of the three dimensional form is encouraged; facadism is discouraged.
- The adaptive reuse of a heritage place is encouraged as an alternative to demolition.
- The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.
- A demolition permit not be granted until the proposed replacement building or works have been approved.
- Fences and outbuildings which contribute to the cultural significance of the heritage place are not demolished.

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place, and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the responsible authority.

22.04-8 Alterations

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It is policy that:

External fabric which contributes to the cultural significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.

Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed significance of the heritage precinct.

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.

Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.

Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.

Any new awning or verandah is an appropriate contextual design response compatible to the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- The assessed cultural significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

22.04-9 Additions

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Adoption

It is policy that:

Additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

It is policy that:

Additions to significant or contributory buildings:

- are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts and moderating height.
- do not build over or extend into the air space directly above the front or principal part of the significant or contributory building.
- retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- do not obscure views of façades or elevations associated with the front or principal part of the building.

- are distinguishable from the original fabric of the building.

The design of additions is to:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

22.04-10 New Buildings

--/20--
Proposed
C258
Adoption

It is policy that:

New buildings are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

- 'Key attributes' of the heritage precinct such as:
 - Building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation and fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street(s) and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height which is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Do not adopt a façade height which is significantly lower than prevailing heights in the street.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street. New buildings should be positioned in line with the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.

The design of new buildings is to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

22.04-11 Restoration and Reconstruction

--/20--
Proposed
C258
Adoption

It is policy to encourage the restoration and/or reconstruction of a heritage place.

Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Restoration or reconstruction of a building is to be based on evidence of what a building originally looked like. It may be assisted by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

22.04-12 Subdivision

--/20--
Proposed
C258
Adoption

It is policy that:

Subdivision of a heritage place:

- Reflect the pattern of development in the street or precinct, whichever is most relevant to the place.
- Maintain appropriate settings and contexts for significant and contributory heritage buildings and places including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Provide for three dimensional building envelopes for future built form to each lot proposed.

Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

22.04-13 Relocation

--/20--
Proposed
C258
Adoption

It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and/or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.

22.04-14 Vehicle Accommodation and Access

--/20--
Proposed
C258
Adoption

It is policy that:

The introduction of on-site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any new garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
 - It will be visually recessive;
 - It will not conceal an original contributory element of the building (other than a plain side wall); and
 - the form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

22.04-15 Fences and Gates

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Proposed
C258
Adoption

It is policy that:

- where fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, this is based on evidence of the original form, detailing and materials; or
- the new fence or gate is an appropriate contextual design response, and the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:
 - it does not conceal views of the building or heritage place; and
 - is a maximum height of 1.5 metres; and
 - is more than 50% transparent.

22.04-16 Trees

--/20--
Proposed
C258
Adoption

It is policy that:

Trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) be retained wherever possible.

Buildings and works respect trees with assessed cultural significance (noted in the schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

New buildings and works comply with the Australian Standard AD 4970-2009 Protection of trees on development sites for vegetation of assessed significance.

22.04-17 Services and Ancillary Fixtures

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Proposed
C258
Adoption

It is policy that:

- The installation of services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings where it can be demonstrated there is no feasible alternative and the services and ancillary fixtures will not detract from the character and appearance of the building or heritage place.
- Items affixed to roofs, such as solar panels, align with the profile of the roof.
- Services and ancillary fixtures are installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

22.04-18 Street Fabric and Infrastructure

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Proposed
C258
Adoption

It is policy that:

Street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, is designed and sited to avoid:

- impacts on views to significant or contributory places and contributory elements; and
- physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.

For existing historic street/lane fabric and infrastructure, restoration, reconstruction and maintenance be carried out in a way that retains the original fabric, form and appearance.

22.04-19 Signage

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Proposed
C258
Adoption

It is policy that:

Existing signage that is deemed to have heritage value be retained, and not altered or obscured, including historic painted signage.

New signage associated with heritage places:

- Minimise visual clutter
- Not conceal architectural features or details which contribute to the significance of the heritage place.
- Not damage the fabric of the heritage place.
- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Be placed in locations where they were traditionally placed.
- Be readily removable.
- Address all relevant performance standards of Clause 22.07 – Advertising Signage

22.04-20 Reference Documents

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Proposed
C258
Adoption

Central Activities District Conservation Study 1985
Central City (Hoddle Grid) Heritage Review 2011
Bourke Hill Precinct Heritage Review Amendment C240 2015
City North Heritage Review, RBA Architects 2013
East Melbourne & Jolimont Conservation Study 1985
North and West Melbourne Conservation Study 1985 & 1994
Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985
South Melbourne Conservation Study 1985 & 1998
Harbour, Railway, Industrial Conservation Study 1985

PART B

This Part of the policy applies to properties graded A to D within the *Heritage Places Inventory 2020 Part B*, and those properties within the suburb of Melbourne that are referred to in the Central City Heritage Study Review, 1993 and not categorised significant or contributory by an incorporated document to this Scheme.

Policy Basis

The heritage of the Capital City Zone area, comprising individual buildings, precincts, significant trees, and Aboriginal archaeological sites, is a significant part of Melbourne's attraction as a place in which to live, visit, do business and invest. It is also important for cultural and sociological reasons, providing a distinctive historical character and a sense of continuity. Much of Melbourne's charm is provided by its older buildings, which, while not always of high individual significance, together provide cultural significance or interest, and should be retained in their three dimensional form, not as two dimensional facades as has sometimes occurred.

The identification, assessment, and citation of heritage places have been undertaken over decades, as part of an ongoing heritage conservation process and their recognition and protection have been a crucial component of planning in Melbourne since 1982.

Objectives

- To conserve and enhance all heritage places, and ensure that any alterations or extensions to them are undertaken in accordance with accepted conservation standards.
- To consider the impact of development on buildings listed in the Central Activities District Conservation Study and the South Melbourne Conservation Study.
- To promote the identification, protection and management of Aboriginal cultural heritage values.
- To conserve and enhance the character and appearance of precincts identified as heritage places by ensuring that any new development complements their character, scale, form and appearance.

Policy

The following matters shall be taken into account when considering applications for buildings, works or demolition to heritage places as identified in the Heritage Overlay:

- Proposals for alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees should be accompanied by a conservation analysis and management plan in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1992 (The Burra Charter).
- The demolition or alteration of any part of a heritage place should not be supported unless it can be demonstrated that that action will contribute to the long-term conservation of the significant fabric of the heritage place.

- The impact of proposed developments on aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.
- The recommendations for individual buildings, sites and areas contained in the Central City Heritage Study Review 1993 except for the buildings detailed in incorporated documents titled Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013, the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018, and Hoddle Grid Heritage Review: Statements of Significance, September 2018, in which case the Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013 or the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 or Hoddle Grid Heritage Review: Statements of Significance, September 2018 will apply.
- All development affecting a heritage precinct should enhance the character of the precinct as described by the following statements of significance.
- Regard shall be given to buildings listed A, B, C and D or significant and/or contributory in the individual conservation studies, and their significance as described by their individual Building Identification Sheet.

Policy Reference

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

Southbank and Fishermans Bend Heritage Review, Biosis and Graeme Butler, 16 June 2017

Hoddle Grid Heritage Review, June 2018

Guildford and Hardware Laneways Heritage Study 2017, Lovell Chen

22.05

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Proposed
C258
Adoption

HERITAGE PLACES OUTSIDE THE CAPITAL CITY ZONE

This policy applies to all places within the Heritage Overlay outside the Capital City Zone (CCZ) and the Docklands Zone.

PART A

This Part of the policy applies to properties categorised significant, contributory or non-contributory in an incorporated document to this Scheme.

22.05-1

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Proposed
C258
Adoption

Policy Basis

Melbourne's Municipal Strategic Statement identifies heritage as a defining characteristic of the municipality.

Heritage places across the municipality, encompass individual heritage places and heritage precincts. These places are variously of heritage value for their historic, aesthetic, social, spiritual and scientific significance. They include residential and non-residential places, public parks and gardens, trees and infrastructure.

This policy provides guidance on conserving and enhancing heritage places and is informed by the conservation principles, processes and practices of the Australia ICOMOS Burra Charter. The Burra Charter encourages the conservation, preservation and restoration of heritage places, and facilitates development which enhances the heritage place and is compatible and in keeping with its cultural heritage values.

This policy should be applied in conjunction with Statements of Significance as incorporated into this Scheme.

22.05-2

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Proposed
C258
Adoption

Definitions

Term	Definition
Alteration	An alteration is to modify the fabric of a heritage place, without undertaking building works such as an addition.
Assessed significance	The assessed significance of an individual heritage place or heritage precinct is identified in the relevant Statement of Significance, as contained in the place citation. This normally identifies what is significant, how it is significant, and why it is significant.
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the lane has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.
Conservation	Conservation means all the processes of looking after a place to retain its heritage significance. It may include one or more of maintenance, preservation, restoration, reconstruction, adaptation and interpretation.
Context	The context of a heritage place can include; its setting (as defined under 'setting'), the immediate landholding, adjoining significant or contributory places, and the surrounding area.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.

Term	Definition
Contributory Heritage Place	A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage 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 heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.
Cultural significance	Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Fabric	Fabric means all the physical material of the heritage place.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.
Front or principal part of a building	<p>The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth.</p> <p>For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth.</p> <p>For corner sites, the front or principal part of a building includes the side street elevation.</p> <p>For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.</p>
Heritage place	A heritage place has been assessed to have natural or cultural heritage value and can include a site, area or space, building or other works, structure, group of buildings, precinct, archaeological site, landscape, garden or tree.
Heritage precinct	A heritage precinct is an area which has been identified as having heritage value. It is identified as such in the Schedule to the Heritage Overlay and mapped in the Planning Scheme Heritage Overlay Maps.
Individual heritage place	An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Key attributes	The key attributes or important characteristics of a heritage precinct as identified in the precinct Statement of Significance, may include building height, massing and form, style and architectural expression, detailing, materials, front and side setbacks and orientation.
Lane	A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved

Term	Definition
	and in public or private ownership and will typically provide vehicle access to adjoining properties.
Maintenance	Maintenance means the continuous protective care of a place, and its setting, and is distinguished from repair which involves restoration or reconstruction.
Massing	Massing means the arrangement of a building's bulk and its articulation into parts.
Non-contributory place	A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.
Preservation	Preservation is maintaining the fabric of a place in its existing state and retarding deterioration.
Reconstruction	Reconstruction means returning a place to a known earlier state, and is distinguished from restoration by the introduction of new material.
Respectful and interpretive	Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Restoration	Restoration means returning a place to a known earlier state by removing accretions or later additions, or by reassembling existing elements. It is distinguished from reconstruction through not introducing new material.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.
Setting	Setting means the immediate and extended environment of a heritage place that is part of or contributes to its significance.
Streetscape	A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are categorised significant or contributory.
Significant streetscape (as referred to in this policy)	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Significant heritage place	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.

Term	Definition
Use	Use means the functions of a place, including the activities and traditional and customary practices which may occur at the place or are dependent on the place.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.

22.05-3

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Proposed
C258
Adoption

Category of heritage places

The category (significant, contributory or non-contributory) of properties is identified in the incorporated document *Heritage Places Inventory 2020 Part A* or another incorporated document to this Scheme - Significant streetscapes are also identified in these incorporated documents.

22.05-4

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Proposed
C258
Adoption

Policy Objectives

- To conserve and enhance Melbourne’s heritage places.
- To retain fabric, which contributes to the significance, character or appearance of heritage places and precincts.
- To recognise and conserve the assessed significance of heritage places and streetscapes, as referenced in this policy or incorporated into this planning scheme as the basis for consideration of development and works. Further information may be considered, including in relation to streetscapes, where there is limited information in the existing citation or Council documentation.
- To ensure new development is respectful of the assessed significance of heritage places.
- To ensure new development is respectful of the character and appearance of heritage places.
- To encourage high quality contextual design for new development, which avoids replication of historic forms and details.
- To encourage retention of the three dimensional fabric and form of a building.
- To discourage facadism.
- To encourage the adaptive reuse of heritage places.
- To ensure new development is consistent with the conservation principles, processes and practices of the Australia ICOMOS Burra Charter.
- To enhance the presentation and appearance of heritage places through restoration and, where evidence exists, reconstruction of original or contributory fabric.
- To protect significant views and vistas to heritage places.
- To promote the protection of Aboriginal cultural heritage.

22.05-5

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Proposed
C258
Adoption

Permit Application Requirements

The following, where relevant, may be required to be lodged with a permit application.

- Where major development is proposed to significant heritage places, the preparation of a Conservation Management Plan (CMP), which is accordance with the Heritage Council of Victoria’s ‘Conservation Management Plans: Managing Heritage Places A Guide 2010’.
- The preparation of a Heritage Impact Statement (HIS) which is in accordance with Heritage Victoria’s ‘Guidelines for preparing Heritage Impact Statements’. In a heritage precinct, the HIS should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- Further information where there is limited information in an existing citation or Council documentation.

- An arboricultural report where works will or may affect significant vegetation (as listed in the Schedule to the Heritage Overlay or vegetation of assessed significance). The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage precinct.
- For development in heritage precincts, sight lines, and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- A comprehensive explanation as to how the proposed development achieves the policy objectives.

22.05-6 Assessment of Planning Applications

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Proposed
C258
Adoption

Planning applications are to be assessed against the Objectives at Clause 22.05-4 and the policies set out below.

22.05-7 Demolition

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Proposed
C258
Adoption

It is policy that:

- The demolition of a non-contributory place will generally be permitted.
- Full demolition of significant or contributory buildings will not generally be permitted.
- Partial demolition in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted.
- Retention of the three dimensional form is encouraged; facadism is discouraged.
- The adaptive reuse of a heritage place is encouraged as an alternative to demolition.
- The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.
- A demolition permit not be granted until the proposed replacement building or works have been approved.
- Fences and outbuildings which contribute to the cultural significance of the heritage place are not demolished.

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place, and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

Where approval is granted for full demolition of a significant building, a recording program including, but not limited to, archival photographic recording and/or measured drawings may be required prior to demolition, to the satisfaction of the responsible authority.

22.05-8 Alterations

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Proposed
C258
Adoption

It is policy that:

External fabric which contributes to the cultural significance of the heritage place, on any part of a significant building, and on any visible part of a contributory building, should be preserved.

Alterations to non-contributory buildings and fabric are respectful of, and do not detract from the assessed significance of the heritage precinct.

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not generally be permitted.

Removal of paint from original unpainted masonry or other surfaces be encouraged provided it can be undertaken without damage to the heritage place.

Reconstruction of an original awning or verandah is based on evidence of the original form, detailing and materials.

Any new awning or verandah is an appropriate contextual design response compatible with the location on the heritage place and one that can be removed without loss of fabric that contributes to the cultural value of the heritage place.

Before deciding on an application to alter the fabric of a significant or contributory building, the responsible authority will consider, as appropriate:

- The assessed cultural significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- Its structural condition.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

22.05-9 Additions

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Proposed
C258
Adoption

It is policy that:

Additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

It is policy that:

Additions to significant or contributory buildings:

- are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts and moderating height.
- do not build over or extend into the air space directly above the front or principal part of the significant or contributory building.
- retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- do not obscure views of façades or elevations associated with the front or principal part of the building.
- are distinguishable from the original fabric of the building.

The design of additions is to:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.

- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

Concealment of additions

It is policy that:

Additions to a significant or contributory building are concealed in significant streetscapes. In other streetscapes, additions to significant buildings are concealed. For a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.

In streetscapes that are not significant, additions to contributory buildings should be partly concealed. Some of the addition or higher rear part(s) may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

All ground level additions to the side of a building should be set back behind the front or principal part of the building.

All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

22.05-10 New Buildings

--/20--
Proposed
C258
Adoption

It is policy that:

New buildings are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance and:

- Key attributes of the heritage precinct such as:
 - Building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation and fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street(s) and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height which is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Do not adopt a façade height which is significantly lower than prevailing heights in the street.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.

The design of new buildings are to:

- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.

Concealment of higher rear parts of a new building:

In significant streetscapes, higher rear parts of a new building should be concealed.

In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

22.05-11 Restoration and Reconstruction

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Proposed
C258
Adoption

It is policy to encourage the restoration and/or reconstruction of a heritage place.

Any reconstructive or restoration buildings and/or works to any part of a significant building, or any visible part of a contributory building should form part of an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Restoration or reconstruction of a building is to be based on evidence of what a building originally looked like. It may be assisted by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

22.05-12 Subdivision

--/20--
Proposed
C258
Adoption

It is policy that:

Subdivision of a heritage place:

- Reflect the pattern of development in the street or precinct, whichever is most relevant to the place.
- Maintain appropriate settings and contexts for significant and contributory heritage buildings and places including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.
- Provide for three dimensional building envelopes for future built form to each new lot proposed.

Subdivision of airspace above heritage buildings, to provide for future development, is discouraged.

22.05-13 Relocation

--/20--
Proposed
C258
Adoption

It is policy that:

- A building be retained in-situ unless it can be shown that the place has a history of relocation and/or is designed for relocation.
- An application to relocate a building should include recording its location on the site prior to relocation and supervision of its relocation by an appropriately qualified person.

22.05-14 Vehicle Accommodation and Access

--/20--
Proposed
C258
Adoption

It is policy that:

The introduction of on-site car parking, garages and carports, and vehicle crossovers is discouraged and should only be permitted where the following performance standards can be met:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any new garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
 - it will be visually recessive;
 - it will not conceal an original contributory element of the building (other than a plain side wall); and
 - the form, details and materials will be respectful of the building, but not replicate details of the building.

- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

22.05-15 Fences and Gates

--/20--
Proposed
C258
Adoption

It is policy that:

- where fences or gates to the front or principal part of a heritage place reconstruct an original fence or gate, this is based on evidence of the original form, detailing and materials; or
- the new fence or gate is an appropriate contextual design response, and the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:
 - it does not conceal views of the building or heritage place; and
 - is a maximum height of 1.5 metres; and
 - is more than 50% transparent.

22.05-16 Trees

--/20--
Proposed
C258
Adoption

It is policy that:

Trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) be retained wherever possible.

Buildings and works respect trees with assessed cultural significance (as noted in the schedule to the Heritage Overlay) by siting proposed new development at a distance that ensures the ongoing health of the tree.

New buildings and works comply with the Australian Standard AD 4970-2009 Protection of trees on development sites for vegetation of assessed significance.

22.05-17 Services and Ancillary fixtures

--/20--
Proposed
C258
Adoption

It is policy that:

- The installation of services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings where it can be demonstrated there is no feasible alternative and the services and ancillary fixtures will not detract from the character and appearance of the building or heritage place.
- Items affixed to roofs, such as solar panels, align with the profile of the roof.
- Services and ancillary fixtures are installed in a manner whereby they can be removed without damaging significant fabric.
- For new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

22.05-18 Street Fabric and Infrastructure

--/20--
Proposed
C258
Adoption

It is policy that:

Street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, is designed and sited to avoid:

- impacts on views to significant or contributory places and contributory elements; and
- physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.

For existing historic street/lane fabric and infrastructure, restoration, reconstruction and maintenance be carried out in a way that retains the original fabric, form and appearance.

22.05-19 Signage

--/20--
Proposed
C258
Adoption

It is policy that:

Existing signage that is deemed to have heritage value be retained, and not altered or obscured, including historic painted signage.

New signage associated with heritage places:

- Minimise visual clutter.
- Not conceal architectural features or details which contribute to the significance of the heritage place.
- Not damage the fabric of the heritage place.
- Be in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Be placed in locations where they were traditionally placed.
- Be readily removable.
- Address all relevant performance standards of Clause 22.07 – Advertising Signage.

22.05-20 Reference Documents

--/20--
Proposed
C258
Adoption

South Melbourne Conservation Study 1985

City North Heritage Review, RBA Architects 2013

East Melbourne & Jolimont Conservation Study 1985

Parkville Conservation Study 1985

North & West Melbourne Conservation Study 1985, & 1994

Flemington & Kensington Conservation Study 1985

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985

South Yarra Conservation Study 1985

South Melbourne Conservation Study 1985 & 1998

Harbour, Railway, Industrial Conservation Study 1985

Kensington Heritage Review, Graeme Butler 2013

Review of Heritage Buildings in Kensington: Percy Street Area, Graeme Butler 2013

Arden Macaulay Heritage Review, Graeme Butler 2012

West Melbourne Heritage Review 2016

PART B

This Part of the policy applies to properties graded A to D within the *Heritage Places Inventory 2020 Part B*, and those properties within the suburb of Melbourne that are referred to in the Central City Heritage Study Review, 1993 and not categorised significant or contributory by an incorporated document to this Scheme.

Policy Basis

The Municipal Strategic Statement identifies that Melbourne has a high-quality, rich and diverse urban environment. Heritage is an extremely significant component of Melbourne's attractiveness, its character and its distinction, and therefore its appeal as a place to live, work and visit. This policy is the mechanism to conserve and enhance places and areas of architectural, social or historic significance and aboriginal archaeological sites and to encourage development which is in harmony with the existing character and appearance of designated heritage places and areas. This policy is consistent with policy document *Urban Conservation in the City of Melbourne*, which has been in operation since 1985 and has contributed to the conservation of the character of places of heritage significance.

Objectives

- To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.
- To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.
- To promote the identification, protection and management of aboriginal cultural heritage values.

Policy

The following matters will be taken into account when considering planning applications for Heritage Places within the Heritage Overlay.

Performance Standards for Assessing Planning Applications

The performance standards outline the criteria by which the heritage aspects of planning applications will be assessed. Definitions of words used in these performance standards and an explanation of building and streetscape grading's are included at the end of this policy.

In considering applications under the Heritage Overlay, regard should be given to the heritage places listed in the individual conservation studies and their significance as described by their individual Building Identification Sheets and the individual Statements of Significance which are incorporated documents in this scheme. The Building Identification Sheets and Statements of

Significance include information on the age, style, notable features, integrity and condition of the heritage place.

Demolition

Demolishing or removing original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.

Before deciding on an application for demolition of a graded building the responsible authority will consider as appropriate:

- The degree of its significance.
- The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

A demolition permit should not be granted until the proposed replacement building or works have been approved.

Renovating Graded Buildings

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building, should be preserved. Guidelines on what should be preserved are included in Urban Conservation in the City of Melbourne.

In considering a planning application to remove or alter any fabric, consideration will be given to:

- The degree of its significance.
- Its contribution to the significance, character and appearance of a building or a streetscape.
- Its structural condition.
- The character and appearance of proposed replacement materials.
- The contribution of the features of the building to its historic or social significance.

Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date. Evidence of what a building used to look like might include other parts of the building or early photographs and plans.

Where there is no evidence of what a building originally looked like, renovations should preferably be respectful of an interpretive modern design, rather than "guesswork" reconstruction or any other form of reproduction design.

Sandblasting and Painting of Previously Unpainted Surfaces

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted.

Designing New Buildings and Works or Additions to Existing Buildings

Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

Concealment Of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second-storey addition to a single-storey building, at least 8 metres behind the front facade will achieve concealment.

These provisions do not apply to land within Schedule 5 to the Capital City Zone (City North).

Facade Height and Setback (New Buildings)

The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape. Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified

adjoining building. Conversely, the height of the facade should not be significantly lower than typical heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.

These provisions do not apply to land within Schedule 5 to the Capital City Zone (City North).

Building Height

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

Archaeological Sites

Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.

Sites of Historic or Social Significance

An assessment of a planning application should take into account all aspects of the significance of the place. Consideration should be given to the degree to which the existing fabric demonstrates

the historic and social significance of the place, and how the proposal will affect this significance.

Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

Definitions of Words Used in the Performance Standards

Concealed means not visible from any part of the street serving the front of the building, as defined under 'visible'. 'Partly concealed' means that a limited amount of the addition or higher rear part may be visible, provided it does not dominate the appearance of the building's facade and the streetscape.

Conservation means looking after a place to retain its heritage significance. It may include maintenance, preservation, restoration, reconstruction and adaptation to accommodate new uses.

Context means:

- The surrounding area as a whole
- Adjoining or nearby significant buildings or works
- In the case of additions or alterations, significant parts of the subject building.

Contributory building means a 'C' grade building anywhere in the municipality, or a 'D' grade building in a Level 1 or Level 2 streetscape.

Cultural significance means aesthetic, historic, scientific or social value for past, present and future generations.

Enhancement means:

- Encouraging removal of buildings or objects that detract from an area's character and appearance.
- Allowing replacement of buildings or objects that do not contribute to an area's character and significance by a building of a sympathetic new design.
- Allowing new works specifically designed to enhance an area's character and appearance.

Fabric means all the physical material of the place.

Outstanding building means a grade A or B building anywhere in the municipality.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either 'recreation' or 'conjectural reconstruction'.

Respectful and interpretive refer to design that honestly admits its modernity while relating to the historic or architecturally significant character of its context. 'Respectful' means a design approach in which historic building size, form, proportions, colours and materials are adopted, but modern interpretations are used instead of copies of historic detailing and decorative work. 'Interpretive' means a looser reference to historic size, form, proportions, colours, detailing and decoration, but still requires use of historic or closely equivalent materials.

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

Significant means of historic, architectural or social value for past, present or future generations. All graded buildings are significant. 'Significant parts' of a graded building means parts which contribute to the historic, architectural or social value of the building. The Building Identification Forms within *City of Melbourne Conservation Schedule* highlight many of the significant parts of each building.

Visible means anything that can be seen from any part of the street serving the front of the building including:

- Side elevations that are readily visible from the front street.
- Anything that can be seen from a side or rear laneway, if the laneway itself is classified as a Level 1 or 2 streetscape.

Grading of Buildings and Streetscape Levels

Every building of cultural significance has been assessed and graded according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been graded for planning control purposes. The individual buildings are grade A to D, the streetscapes from Level 1 to 3, both in descending order of significance. The grade of every building and streetscape is identified in the incorporated document *Heritage Places Inventory 2020 Part B*.

'A' Buildings

'A' buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on the Victorian Heritage Register or the Register of the National Estate.

'B' Buildings

'B' buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on the Register of the National Estate.

'C' Buildings

'C' buildings. Demonstrate the historical or social development of the local area and /or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

'D' buildings

'D' buildings are representative of the historical, scientific, architectural or social development of the local area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

Level 1 Streetscapes

Level 1 streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

Level 2 Streetscapes

Level 2 streetscapes are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

Level 3 Streetscapes

Level 3 streetscapes may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

Policy Reference

Urban Conservation in the City of Melbourne 1985

East Melbourne & Jolimont Conservation Study 1985

Parkville Conservation Study 1985
North & West Melbourne Conservation Study 1985, & 1994
Flemington & Kensington Conservation Study 1985
Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985
South Yarra Conservation Study 1985
South Melbourne Conservation Study 1985 & 1998
Harbour, Railway, Industrial Conservation Study 1985
Kensington Heritage Review, Graeme Butler 2013
Review of Heritage Buildings in Kensington: Percy Street Area, Graeme Butler 2013
City North Heritage Review, RBA Architects 2013
Arden Macaulay Heritage Review, Graeme Butler 2012
Southbank and Fishermans Bend Heritage Review, Biosis and Graeme Butler, 16 June 2017

MELBOURNE PLANNING SCHEME

08/12/2016
C277
Proposed
C258
Adoption

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
PRECINCTS OUTSIDE THE CAPITAL CITY ZONE									
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	No	No	No	-	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	No	No	No	-	No
HO1	<i>Carlton Precinct</i>	Yes	No	No	No	No	No	-	No
HO2	<i>East Melbourne & Jolimont Precinct</i>	Yes	No	No	No	No	No	-	No
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i> <i>518-708 and 527-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street</i>	Yes	No	No	No	No	No	-	No
HO9	<i>Kensington Precinct</i>	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1122	<i>Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO3	<i>North & West Melbourne Precinct</i>	Yes	No	No	No	No	No	-	No
HO4	<i>Parkville Precinct</i>	Yes	No	No	No	No	No	-	No
HO5	<i>South Melbourne Precinct</i>	Yes	No	No	No	No	No	-	No
HO6	<i>South Yarra Precinct</i>	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO1123	<i>Villiers Street Precinct 14-42 Villiers Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO992	<i>World Heritage Environs Area Precinct</i>	Yes	No	No	No	No	No	-	No
HO1162	<i>Barnett Street North Residential Precinct</i>	Yes	No	No	No	-	No	-	No
HO1163	<i>Barnett Street South Residential Precinct</i>	Yes	No	No	No	-	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1164	<i>Kensington Railway Station Commercial & Residential Precinct</i>	Yes	No	No	No	-	No	-	No
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	No	-	No	-	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	No	-	No	-	No
HO1167	<i>Parsons Street West Precinct</i>	Yes	No	No	No	-	No	-	No
HO1168	<i>Pridham Street North Residential Street North Residential Precinct</i>	Yes	No	No	No	-	No	-	No
HO1169	<i>Rankins Road North Streetscape</i>	Yes	No	No	No	-	No	-	No
HO1170	<i>Smith Street Victorian Era Residential Streetscape</i>	Yes	No	No	No	-	No	-	No
HO1171	<i>William Adams' Investment House Streetscape</i>	Yes	No	No	No	-	No	-	No
HO1092	<i>Moonee Ponds Creek and Infrastructure Precinct</i> <i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i>	Yes	No	Yes	No	No	No	<i>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</i>	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO869	<i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital 2-52 Gracie Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO455	<i>North and West Melbourne Biscuit Making & Flour Milling Precinct 3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1- 25 Munster Terrace) North Melbourne</i>	Yes	No	No	No	No	No	-	No
PRECINCTS INSIDE THE CAPITAL CITY ZONE									
HO503	<i>Bank Place Precinct</i>	Yes	No	No	No	No	No	-	No
HO500	<i>Bourke Hill Precinct</i>	Yes	No	No	No	No	No	-	No
HO501	<i>Bourke West Precinct</i>	Yes	No	No	No	No	No	-	No
HO502	<i>The Block Precinct</i>	Yes	No	No	No	No	No	-	No
HO504	<i>Collins East Precinct</i>	Yes	No	No	No	No	No	-	No
HO1125	<i>Elizabeth Street (CBD) Precinct 413-503 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No
HO505	<i>Flinders Gate Precinct</i>	Yes	No	No	No	No	No	-	No
HO506	<i>Flinders Lane Precinct</i>	Yes	No	No	No	No	No	-	No
HO510	<i>Law Courts Precinct</i>	Yes	No	No	No	No	No	-	No
HO507	<i>Little Bourke Street Precinct</i>	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO509	<i>Post Office Precinct</i>	Yes	No	No	No	No	No	-	No
HO7	<i>Queen Victoria Market Precinct</i>	Yes	No	No	No	No	No	-	No
HO984	<i>Little Lon Precinct</i>	Yes	No	No	No	No	No	-	No
TREES & GARDENS									
HO10	<i>Aboriginal Scarred Tree Fitzroy Gardens</i>	No	No	Yes	No	No	No	-	Yes
HO11	<i>Aboriginal Scarred Tree Royal Zoological Gardens</i>	No	No	Yes	No	No	No	-	Yes
HO14	<i>Aboriginal Burial Site Kings Domain</i>	No	No	No	No	No	No	-	Yes
HO402	<i>Royal Botanic Gardens, Birdwood Ave, Melbourne</i>	-	-	-	-	Yes Ref No H1459	Yes	-	No
HO512	<i>Chinese Honey Locusts Tree, King Street, Melbourne</i>		No	Yes	No	No	No	-	No
HO514	<i>Common Olive Tree, Little Lonsdale Street, Melbourne</i>	No	No	Yes	No	No	No	-	No
HO907	<i>Federal Oak, Parliament House Gardens, 110-160 Spring St, Melbourne</i>	-	-	-	-	Yes Ref No H1317			
HO883	<i>Fitzroy Gardens, Wellington Pde, Lansdowne St, Clarendon St and Albert St, East Melbourne</i>	-	-	-	-	Yes Ref No H1834	No	-	No
HO793	<i>Flagstaff Gardens, King St & William St & LaTrobe St & Dudley St, West Melbourne</i>	-	-	-	-	Yes Ref No H2041	Yes	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO69	<i>Royal Exhibition Building and Carlton Gardens (World Heritage Place), Nicholson Street & Victoria Street & Rathdowne Street & Carlton Street, Carlton</i>	-	-	-	-	Yes Ref No H1501	Yes	-	No
HO917	<i>Treasury Gardens, Spring Street, and Wellington Parade, Melbourne</i>	-	-	-	-	Yes Ref No H1887	Yes	-	No
HO1095	<i>Mature pepper tree row Part 208-292 Arden Street, North Melbourne The heritage place is the pepper tree row and land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>	No	No	Yes	No	No	No	-	No
HO1096	<i>Clayton Reserve, drinking fountain and plane trees which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter 201-241 Macaulay Road, North Melbourne</i>	Yes	No	Yes	No	No	No	-	No
CARLTON									
HO17	<i>Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street, Carlton</i>	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO800	<i>Pair of houses 56-58 Barry Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1126	<i>Repco Warehouse 90-104 Berkeley Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO803	<i>Former Modern Printing Company Warehouse 21 – 25 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1127	<i>Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO804	<i>Former Ingram Bros Warehouse 145 – 147 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1130	<i>Former Baptist Kindergarten Part 197-235 Bouverie Street, Carlton (alternate address 233-235 Bouverie Street, Carlton)</i>	Yes	No	No	No	No	No	-	No
HO25	<i>Former Carlton & United Brewery, 2-76 Bouverie Street & Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H24	Yes	-	No
HO1128	<i>Former Pitman Books Building 158-164 Bouverie Street, Carlton</i>	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1129	House 166-170 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO27	51 – 65 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO28	71 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO29	83-87 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO30	101-111 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO32	199-201 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO34	245-257 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO35	18-22 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO36	50-56 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO799	Melbourne General Cemetery, College Crescent, Carlton North	-	-	-	-	Yes Ref No H1788	Yes	-	No
HO39	Drummond Terrace, 93-105 Drummond St, Carlton	-	-	-	-	Yes Ref No H872	Yes	-	No
HO40	Lothian Buildings, 175-179 Drummond St, Carlton	-	-	-	-	Yes Ref No H372	Yes	-	No
HO41	Shops and residences, 313-315 Drummond St, Carlton	-	-	-	-	Yes Ref No H43	Yes	-	No
HO43	Carlton Court House, 345-349 Drummond St, Carlton	-	-	-	-	Yes Ref No H1467	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO37	<i>Rosaville, 46 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H408	Yes	-	No
HO38	<i>Medley Hall, 48 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H409	Yes	-	No
HO45	<i>Police Station, 334-344 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H1543	Yes	-	No
HO46	<i>518 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO49	<i>556 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO50	<i>576 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO51	<i>580 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO52	<i>614-618 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO44	<i>656-668 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO54	<i>708 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO924	<i>Underground Public Toilets, Faraday Street, Carlton</i>	-	-	-	-	Yes Ref No H2134	Yes	-	No
HO925	<i>La Mama Theatre Building, 205-207 Faraday St, Carlton</i>	-	-	-	-	Yes Ref No H1991	Yes	-	No
HO56	<i>272-278 Faraday St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO57	<i>Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton</i>	-	-	-	-	Yes Ref No H1625	Yes	-	No

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HO884	<i>Queen Elizabeth Maternal & Child Health Centre, 52-112 Keppel Street, 455-495 Cardigan Street & 960 Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H1813	Yes	-	No
HO59	<i>The 60L Green Building 62 Leicester St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO62	<i>Pattison Terrace 148-152 Leicester St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO85	<i>Carlton Inn 154-160 Leicester Street, Carlton (Alternate address is 175 Pelham St, Carlton)</i>	Yes	No	No	No	No	No	-	No
HO1131	<i>Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO63	<i>Former Factory & Residence 119-125 Leicester St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1132	<i>Former Factory 135-139 Leicester Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO64	<i>1-31 Lygon St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO65	<i>St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston Street & 2-34 Keppel Street, Carlton</i>	-	-	-	-	Yes Ref No H14	Yes	-	No

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HO68	<i>Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton</i>	-	-	-	-	Yes Ref No H663	Yes	-	No
HO66	<i>Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton</i>	-	-	-	-	Yes Ref No H406	Yes	-	No
HO67	<i>Holdsworth Buildings, 380 Lygon St, Carlton</i>	-	-	-	-	Yes Ref No H74	Yes	-	No
HO885	<i>Former Carlton Creche, 101-111 Neill Street, Carlton</i>	-	-	-	-	Yes Ref No H1864	Yes	-	No
HO70	<i>16-22 Orr St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO71	<i>22-24 Palmerston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO976	<i>Church of All Nations and Organ, 180 Palmerston St, Carlton</i>	-	-	-	-	Yes Ref No H2179	Yes	-	No
HO81	<i>5-21 Pelham St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO84	<i>Former C Huppert & Co. Factory 157-163 Pelham St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO82	<i>96 Pelham St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO83	<i>Former Residence 226 Pelham St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1159	<i>House 228 Pelham Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO926	<i>Cast Iron Urinal, Queensberry Street – North Side, East of Elizabeth Street, Carlton</i>	-	-	-	-	Yes Ref No H2137	No	-	No
HO927	<i>Cast Iron Urinal, Queensberry Street –South Side, West of Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H2138	No	-	No
HO87	<i>19 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO88	<i>Dalmeny House, 21 Queensberry St, Carlton</i>	-	-	-	-	Yes Ref No H525	Yes	-	No
HO89	<i>Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton</i>	-	-	-	-	Yes Ref No H482	Yes	-	No
HO90	<i>59 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO91	<i>133-135 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1136	<i>Former Factory 225-227 Queensberry Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO1091	<i>Carlton Tram Substation, 214-222 Queensberry St, Carlton</i>	-	-	-	-	Yes Ref No H2325	Yes	-	No
HO94	<i>Former Independent Mission Hall 229 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO95	<i>Former Mills Hotel 259 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO96	<i>106-108 Queensberry St, Carlton</i>	Yes	No	No	No	No	No	-	No

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HO97	128-140 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO807	144-146 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO1134	Former Paton's Brake Replacement Factory 198-202 Queensberry street, Carlton	Yes	No	No	No	No	No	-	No
HO99	Shop 210 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO1135	Melbourne Metropolitan Tramways Board (MMTB) Substation 214-222 Queensberry Street	Yes	No	No	No	No	No	-	No
HO93	Former Primary School No. 2365 224 Queensberry St, Carlton	-	-	-	-	Yes Ref No H970	Yes	-	No
HO102	Public Urinal, Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO103	25-27 Rathdowne St, Carlton	Yes	No	No	No	No	No	-	No
HO809	29-31 Rathdowne St, Carlton	Yes	No	No	No	No	No	-	No
HO104	49 Rathdowne St, Carlton	Yes	No	No	No	No	No	-	No
HO105	Former Presbyterian Manse, 97-105 Rathdowne Street, Carlton	-	-	-	-	Yes Ref No H17	Yes	-	No
HO106	Primary School No. 2605, 201-231 Rathdowne St, Carlton	-	-	-	-	Yes Ref No H1624	Yes	-	No

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HO107	<i>Sacred Heart Catholic Church, 169-199 Rathdowne Street, 2-40 Pelham Street & 154-184 Drummond Street, Carlton</i>	-	-	-	-	Yes Ref No H16	Yes	-	No
HO108	<i>Queensberry Hotel 593 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO810	<i>Shop 599 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO110	<i>625-629 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO111	<i>466 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO112	<i>508-512 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO113	<i>554-556 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO811	<i>630 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO115	<i>Former No 3 Carlton Fire Station, 644-658 Swanston St, Carlton</i>	-	-	-	-	Yes Ref No H1320	Yes	-	No
HO116	<i>676-682 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO117	<i>784-786 Swanston St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO912	<i>Residence, 896-898 Swanston Street, Carlton</i>	-	-	-	-	Yes Ref No H95	Yes	-	No
HO1092	<i>Plumbers and Gasfitters Union Building, 50-52 Victoria Street, Carlton</i>	-	-	-	-	Yes Ref No H2307	Yes	-	No

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HO118	68-72 Victoria St, Carlton	Yes	No	No	No	No	No	-	No
EAST MELBOURNE/ JOLIMONT									
HO928	Mary Mackillop House, 348-362 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H1062	Yes	-	No
HO120	402-406 Albert St, East Melbourne	Yes	No	No	No	No	No	-	No
HO121	Terrace, 408 Albert St, East Melbourne	-	-	-	-	Yes Ref No H851	Yes	-	No
HO122	Victorian Artists Society, 428-430 Albert St, East Melbourne	-	-	-	-	Yes Ref No H634	Yes	-	No
HO123	Former Baptist Church House, 486-492 Albert St, East Melbourne	-	-	-	-	Yes Ref No H3	Yes	-	No
HO124	East Melbourne Synagogue, 494-500 Albert St, East Melbourne	-	-	-	-	Yes Ref No H495	Yes	-	No
HO125	494-508 Albert St, East Melbourne	Yes	No	No	No	No	No	-	No
HO128	Old Men's Shelter, Powlett Reserve, 61-67 Albert Street & 150-152 Powlett Street, East Melbourne	-	-	-	-	Yes Ref No H945	Yes	-	No
HO129	St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60 Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne	-	-	-	-	Yes Ref No H8	Yes	-	No

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HO890	<i>Melbourne Cricket Ground, Brunton Ave, East Melbourne</i>	-	-	-	-	Yes Ref No H1928	Yes	-	No
HO134	<i>St. Hilda's House, 1-19 Clarendon St, East Melbourne</i>	-	-	-	-	Yes Ref No H481	Yes	-	No
HO130	<i>Philadelphia Robertson House (Mosspennoch), 22-40 Clarendon Street, East Melbourne</i>	-	-	-	-	Yes Ref No H420	Yes	-	No
HO131	<i>Bishopscourt, 84-122 Clarendon St, East Melbourne</i>	-	-	-	-	Yes Ref No H27	Yes	-	No
HO886	<i>Freemasons Hospital, 166 Clarendon Street, , East Melbourne</i>	-	-	-	-	Yes Ref No H1972	Yes	-	No
HO132	<i>Residence, 202-206 Clarendon St, cnr Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H28	Yes	-	No
HO133	<i>Clarendon Terrace, 208-212 Clarendon St, East Melbourne</i>	-	-	-	-	Yes Ref No H29	Yes	-	No
HO136	<i>Residence, 191-197 George St, East Melbourne</i>	-	-	-	-	Yes Ref No H565	Yes	-	No
HO135	<i>Braemar, 176-180 George St, East Melbourne</i>	-	-	-	-	Yes Ref No H52	Yes	-	No
HO922	<i>Ola Cohn House, 41-43 Gipps Street, East Melbourne</i>	-	-	-	-	Yes Ref No H2002	Yes	-	No

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HO986	<i>Residence, 104 Gipps Street, East Melbourne</i>	-	-	-	-	Yes Ref No H2131	Yes	-	No
HO138	<i>Little Parndon, 159 Gipps St, East Melbourne</i>	-	-	-	-	Yes Ref No H56	Yes	-	No
HO139	<i>Town House, 179 Gipps St, East Melbourne</i>	-	-	-	-	Yes Ref No H57	Yes	-	No
HO137	<i>Nepean Terrace, 128-132 Gipps Street, East Melbourne</i>	-	-	-	-	Yes Ref No H53	Yes	-	No
HO142	<i>St. Peters Eastern Hill Precinct, 13-19 Gisborne St & 453-479 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H9	Yes	-	No
HO143	<i>Eastern Hill Fire Station, 23-41 Gisborne Street, 446-476 Albert Street, & 108-122 Victoria Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1042	Yes	-	No
HO144	<i>Town House, 115-117 Grey St, East Melbourne</i>	-	-	-	-	Yes Ref No H58	Yes	-	No
HO145	<i>Terrace, 128-132 Grey St, East Melbourne</i>	-	-	-	-	Yes Ref No H59	Yes	-	No
HO929	<i>Mercy Hospital, 145-161 Grey Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1954	Yes	-	No

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HO146	<i>St. John's Church, 1251-1289 Hoddle Street, 576-594 Victoria Pde & 2-30 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H757	Yes	-	No
HO147	<i>Chandos, 42-48 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H535	Yes	-	No
HO148	<i>Queen Bess Row, 72-76 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H602	Yes	-	No
HO149	<i>Fairhall, 154-156 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H60	Yes	-	No
HO887	<i>Residence, 157 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H61	Yes	-	No
HO150	<i>Cyprus Terrace, 158 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H62	Yes	-	No
HO151	<i>Cyprus Terrace, 160 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H63	Yes	-	No
HO152	<i>Cyprus Terrace, 162 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H64	Yes	-	No
HO153	<i>Cyprus Terrace, 164 Hotham St, East Melbourne</i>	-	-	-	-	Yes Ref No H65	Yes	-	No
HO192	<i>Residence, 12 Jolimont Terrace, Jolimont</i>	-	-	-	-	Yes Ref No H513	Yes	-	No

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HO193	<i>Residence, 32 Jolimont Terrace, Jolimont</i>	-	-	-	-	Yes Ref No H514	Yes	-	No
HO154	<i>Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H797	Yes	-	No
HO888	<i>Tram Shelter, Cnr Macarthur St & St. Andrews Place, East Melbourne</i>	-	-	-	-	Yes Ref No H1870	Yes	-	No
HO127	<i>New Temple Church, 2-6 Morrison Place & 420-422 Albert Street, East Melbourne</i>	-	-	-	-	Yes Ref No H852	Yes	-	No
HO160	<i>Terrace, 8-10 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H853	Yes	-	No
HO161	<i>Terrace, 14-18 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H854	Yes	-	No
HO162	<i>Terrace, 20 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H855	Yes	-	No
HO163	<i>Terrace, 22 Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H856	Yes	-	No
HO164	<i>Aubrey Bowen Wing, Royal Vict. Eye & Ear Hospital, Morrison Place, East Melbourne</i>	-	-	-	-	Yes Ref No H1724	Yes	-	No
HO930	<i>Cast Iron Urinal, Nicholson Street, East Melbourne</i>	-	-	-	-	Yes Ref No H2149	No	-	No

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HO165	<i>ICI House, 1-4 Nicholson St & 510-532 Albert St, East Melbourne</i>	-	-	-	-	Yes Ref No H786	Yes	-	No
HO166	<i>Tasma Terrace, 2-12 Parliament Place & 34-40 St Andrews Place, East Melbourne</i>	-	-	-	-	Yes Ref No H1025	Yes	-	No
HO167	<i>Lutheran Church, 22-36 Parliament Place & 65-75 Cathedral Place, East Melbourne</i>	-	-	-	-	Yes Ref No H15	Yes	-	No
HO168	<i>Foynes, 52 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H499	Yes	-	No
HO169	<i>Eastcourt, 54 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H87	Yes	-	No
HO170	<i>Canterbury Terrace, 82-112 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H454	Yes	-	No
HO171	<i>Residence, 130 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H88	Yes	-	No
HO172	<i>The Opera House, 138 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H89	Yes	-	No
HO889	<i>East Collingwood Rifles Volunteer Orderly Room, 172-188 Powlett Street, East Melbourne</i>	-	-	-	-	Yes Ref No H1801	Yes	-	No

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HO174	<i>Treasury Reserve Precinct, 3 Treasury Place, & St Andrews Place & Macarthur Street & 2 Treasury Place, East Melbourne, and Spring Street & 1 Treasury Place & 1 Macarthur Place, Melbourne</i>	-	-	-	-	Yes Ref No H1526	Yes	-	No
HO931	<i>Gordon Reserve, Spring Street and Macarthur Street, East Melbourne</i>	-	-	-	-	Yes Ref No H47	Yes	-	No
HO188	<i>Former Salvation Army Training Garrison, 68-88 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H554	Yes	-	No
HO179	<i>Terrace, 146-148 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H857	Yes	-	No
HO180	<i>Terrace, 150 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H858	Yes	-	No
HO812	<i>152 Victoria Pde, East Melbourne</i>	Yes	No	No	No	No	No	-	No
HO813	<i>160 Victoria Pde, East Melbourne</i>	Yes	No	No	No	No	No	-	No
HO181	<i>Ardee, 162-166 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H859	Yes	-	No
HO182	<i>Ensor, 168-172 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H860	Yes	-	No
HO183	<i>Church of the Holy Annunciation Evangelismos, 186-196 Victoria Parade, East Melbourne</i>	-	-	-	-	Yes Ref No H532	Yes	-	No

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HO184	<i>Cathedral College, Former Christian Brothers College 'Parade', 256-278 Victoria Parade, East Melbourne</i>	-	-	-	-	Yes Ref No H20	Yes	-	No
HO185	<i>Terrace, 352-354 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H638	Yes	-	No
HO186	<i>Terrace, 356-358 Victoria Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H639	Yes	-	No
HO187	<i>Former Victoria Brewery, 388-442 Victoria Parade, 148-200 Albert St & 187-225 Powlett St, East Melbourne</i>	-	-	-	-	Yes Ref No H624	Yes	-	No
HO189	<i>Ornamental Tramway Overhead Poles, Victoria Pde, East Melbourne (see also HO299)</i>	-	-	-	-	Yes Ref No H1023	Yes	-	No
HO173	<i>Former Yarra Park Primary School No. 1406, 2-40 Webb Lane, East Melbourne</i>	-	-	-	-	Yes Ref No H768	Yes	-	No
HO194	<i>Yarra Park & Former Grand Rank Cabman's Shelter near Footbridge, Wellington Pde and Punt Rd and Vale St and Jolimont Tce and Brunton Ave and Jolimont St, East Melbourne</i> <i>The heritage place includes</i> <i>Two Aboriginal Scarred Trees Yarra Park</i>	-	-	-	-	Yes Ref No H849 & Ref No H2251	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO190	<i>Elizabeth House, 86-92 Wellington Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H102	Yes	-	
HO921	<i>Jolimont Square, 95-133 Wellington Pde south and 49-55 Charles St and 50-62 Agnes St, East Melbourne</i>	-	-	-	-	Yes Ref No H2009	Yes	-	No
HO191	<i>Virginia, 116 Wellington Pde, East Melbourne</i>	-	-	-	-	Yes Ref No H103	Yes	-	No
FLEMINGTON									
HO221	<i>Royal Agricultural Showgrounds, 300 Epsom Road, Flemington</i> <i>The heritage place includes</i> <i>Cape Chestnut tree (Calodendron Capense)</i>	-	-	-	-	Yes Ref No H1329	Yes	-	No
HO272	<i>Flemington Racecourse, Epsom Road and Smithfield Road, Flemington</i>	-	-	-	-	Yes Ref No H2220	Yes	-	No
KENSINGTON									
HO1091	<i>Kimpton & Sons Barastoc Products Provender Mill, later part Gaston Bros P/L work site</i> <i>Part 329-351 Arden Street, Kensington</i>	Yes	No	No	No	No	No	-	No

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HO195	<i>Alfred Lawrence & Co Ltd offices and warehouse 13-19 Barrett St, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1097	<i>Limb Scurry & Limb and Alfred Lawrence Laboratories and works 29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)</i>	Yes	No	No	No	No	No	-	No
HO195	<i>13 Barrett St, Kensington</i>	Yes	No	No	No	No	No	-	No
HO198	<i>17 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO199	<i>21-29 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO200	<i>33-39 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO201	<i>59 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO202	<i>71-75 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO204	<i>83 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO205	<i>2 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO206	<i>16-18 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO207	<i>24-26 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO208	<i>34-38 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO209	<i>42-44 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO210	<i>62-68 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO815	<i>72-76 Bayswater Road, Kensington</i>	Yes	No	No	No	No	No	-	No

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HO211	90-98 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO863	Railway Bridge, Bellair St, Kensington	Yes	No	No	No	No	No	-	No
HO1098	Railway gravitation shunting yards retaining wall and two Canary Island palms which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter East side of Bellair Street, Kensington	Yes	No	Yes	No	No	No	-	No
HO1100	Victorian Railways Kensington Signal Box and Pepper Tree which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter Bellair Street	Yes	No	Yes	No	No	No	-	No
HO960	2 Bellair Street, Kensington Railway Station, Kensington	Yes	No	No	No	No	No	-	No
HO973	Semaphore Rail Signals, Kensington	Yes	No	No	No	No	No	-	No
HO954	22 Bellair Street, former municipal offices, Kensington	Yes	No	No	No	No	No	-	No
HO955	114 Bellair Street, Kensington	Yes	No	No	No	No	No	-	No

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HO956	<i>Former Kensington Property Exchange, Office, Shop and Residences, 166-168 Bellair Street, Kensington</i>	-	-	-	-	Yes Ref No H1204	Yes	-	No
HO215	<i>1-3 Belmont Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO217	<i>7 Belmont Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO816	<i>5-7 Bruce Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO867	<i>Bridge Over Maribyrnong River at Dynon Road, Kensington</i>	No	No	No	No	No	No	-	No
HO1162	<i>Goldsbrough Row and Co. later Younghusband P/L Wool and Grain warehouses 2-50 Elizabeth Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO262	<i>Former Newmarket Saleyards & Abattoirs, Epsom Road & Smithfield Road, Kensington</i>	-	-	-	-	Yes Ref No H1430	Yes	-	No
HO223	<i>1-7 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO818	<i>17-21 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO227	<i>25 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO228	<i>29-33 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO230	<i>43 Epsom Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO232	<i>15 Gower Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO233	<i>19 Gower Street, Kensington</i>	Yes	No	No	No	No	No	-	No

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HO234	27-37 Gower Street, Kensington	Yes	No	No	No	No	No	-	No
HO236	20-22 Gower Street, Kensington	Yes	No	No	No	No	No	-	No
HO237	5-9 Henry Street, Kensington	Yes	No	No	No	No	No	-	No
HO238	2-6 Henry Street, Kensington	Yes	No	No	No	No	No	-	No
HO239	1-39 Hobsons Road, Kensington	Yes	No	No	No	No	No	-	No
HO240	21-31 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO819	35 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO241	2-4 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO243	24-26 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO244	32-40 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO245	46-52 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO246	56 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO247	60-68 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO957	McCracken Street, Kensington Primary School No. 2374 (1880-1881), Kensington	Yes	No	No	No	No	No	-	No
HO251	R Lohn & Co Pty Ltd offices, factory and stores, later Kensington Community High School Part 369-391, 393-399 Macaulay Road, Kensington	Yes	No	No	No	No	No	-	No

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HO1094	<i>Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct 407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO253	<i>Bell and Wilson wool store Part 435-451 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO865	<i>521 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO866	<i>537-539 Macaulay Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO260	<i>Foot Bridge, Maribyrnong River, Kensington</i>	No	No	No	No	No	No	-	No
HO952	<i>Nottingham / Collett Street, Kensington</i>	Yes	No	No	No	No	No	-	No
HO1101	<i>Racecourse Road Railway Bridge, Upfield line Racecourse Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO959	<i>Former Burge Bros Factory, 135-157 Racecourse Road, Kensington</i>	-	-	-	-	Yes Ref No H1216	Yes	-	No
HO1172	<i>201-223 Racecourse Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO958	<i>15-17 Rankins Road, Kensington</i>	Yes	No	No	No	No	No	-	No
HO963	<i>165 Rankins Road, Kensington - House</i>	Yes	No	No	No	No	No	-	No

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HO1173	25 Rankins Road Kensington <i>Former returns Sailors & Soldiers Imperial League of Australia</i>	Yes	No	No	No	No	No	-	No
HO1174	43 Rankins Road, Kensington-shop & residence	Yes	No	No	No	No	No	-	No
HO1175	45 Rankins Road, Kensington-Bates shop and part residence	Yes	No	No	No	No	No	-	No
HO1176	47 Rankins Road, Kensington-Bates shop and part residence	Yes	No	No	No	No	No	-	No
HO1177	49 Rankins Road, Kensington-Bates shop and part residence	Yes	No	No	No	No	No	-	No
HO1102	James Hill's factory and drop forge 57-59 Robertson Street, Kensington	Yes	No	No	No	No	No	-	No
HO1103	Crescent Manufacturing Company factory and offices later Cork & Seals P/L 64-68 Stubbs Street, Kensington	Yes	No	No	No	No	No	-	No
HO1104	Gibson & Son Pynerzone factory and offices, later Ross, Robbins P/L 106-166 Stubbs Street, Kensington	Yes	No	No	No	No	No	-	No
HO265	9 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO266	17 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO267	21-35 Westbourne Road & 2-6 Belmont Road, Kensington	Yes	No	No	No	No	No	-	No

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HO268	43-45 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO868	47-55 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO269	59 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO271	69 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
NORTH MELBOURNE									
HO283	Former Cable Tram Engine House and Cable Tram Track Formation, 187-201 Abbotsford St, North Melbourne	-	-	-	-	Yes Ref No H988	Yes	-	No
HO284	480-482 Abbotsford St, North Melbourne	Yes	No	No	No	No	Yes	-	No
HO1105	Farrell's stables Part 59-101 Alfred Street North Melbourne	Yes	No	No	No	No	No	-	No
HO1106	Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve, also North Melbourne football ground and Arden Street Oval. The heritage place is the oval and ramped margins only 204-206 Arden Street, North Melbourne (historic address is part 1-39 Macaulay Road, North Melbourne)	No	No	No	No	No	No	-	No

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HO288	<i>Former Metropolitan Meat Market, 1-3 Blackwood Street & 36-54 Courtney Street, North Melbourne</i>	-	-	-	-	Yes Ref No H42	Yes	-	No
HO287	<i>Former Shops 13-15 Blackwood St, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1108	<i>Kensington Hotel, former 2 Boundary Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1109	<i>Scrubb & Co Ammonia works, later Hotham or North Melbourne Community Centre Part, 49-53 Buncl Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO289	<i>Brassey House, 111-115 Chapman St & 464 Abbotsford St, North Melbourne</i>	-	-	-	-	Yes Ref No H26	Yes	-	No
HO290	<i>Former factory 30-32 Courtney St, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1137	<i>Former Robert Burns Hotel 34 Courtney Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO291	<i>56-58 Courtney St, North Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO1138	<i>Three Basalt Cottages Part (front) 64 Courtney Street and 1A Hotham Place North Melbourne (alternate address 60-62 Courtney Street, North Melbourne)</i>	Yes	No	No	No	No	No	-	No
HO292	<i>Former Presbyterian Union Memorial Church Complex, 49-61 Curzon Street, 2-22 Elm Street, 579-589 Queensberry Street, North Melbourne</i>	-	-	-	-	Yes Ref No H7	Yes	-	No
HO295	<i>North Melbourne Primary School No. 1402, Errol Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1139	<i>Former Exchange Hotel 37 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1140	<i>Chelsea House 55 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1142	<i>Pair of Shops 65-67 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1143	<i>Phillymore & Ballymore 91-93 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO1144	<i>Villa 95 Flemington Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1145	<i>Pair of Terrace Houses 66-68 Harcourt Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO296	<i>St Mary's Church of England, 147-177 Howard Street, 408-434 Queensberry Street & 204-208 Chetwynd Street, North Melbourne</i>	-	-	-	-	Yes Ref No H10	Yes	-	No
HO1110	<i>Trevor Boiler & Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1111	<i>Melbourne City Council Electric Supply substation and coal yard, later CitiPower 146-166 Laurens Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO286	<i>North Melbourne Swimming Baths 1-39 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO870	<i>Former Melbourne Omnibus Company Stables, 36-58 Macaulay Road, North Melbourne.</i>	-	-	-	-	Yes Ref No H1810	Yes	-	No

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HO1112	<i>Austral Manufacturing Co offices, showroom, workshop Part 36-58 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1113	<i>Melbourne Gas Company gateway, wall and caretakers house Part 98-166 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO891	<i>Gas Regulating House, 60-96 Macaulay Road, North Melbourne</i>	-	-	-	-	Yes Ref No H1731	Yes	-	No
HO1114	<i>Melbourne Electric Supply, later, Citywide substation 46 Mark Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1146	<i>House 14 Mary Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1115	<i>St Georges church hall (Anglican) & kindergarten, later St Albans Church of England 55-57 Melrose Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1116	<i>Shandon & Moher cottages or maisonettes 4-6 Munster Terrace, North Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO298	<i>Burbage Terrace 180-186 Peel Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO299	<i>Ornamental Tramway Overhead Poles, Peel St, North Melbourne(see also HO189)</i>	-	-	-	-	Yes Ref No H1023	Yes	-	No
HO932	<i>Cast Iron Urinal, Queensberry Street, North Melbourne</i>	-	-	-	-	Yes Ref No H2139	No	-	No
HO987	<i>Former North Melbourne Town Hall and Municipal Buildings, 513 Queensberry Street and 52-68 Errol Street, North Melbourne</i>	-	-	-	-	Yes Ref No H2224	Yes	-	No
HO301	<i>Melb. College of Printing & Graphic Arts, 603-615 Queensberry St, North Melbourne</i>	-	-	-	-	Yes Ref No H1633	Yes	-	No
HO300	<i>Residence, 596-598 Queensberry St, North Melbourne</i>	-	-	-	-	Yes Ref No H91	Yes	-	No
HO953	<i>Racecourse Road/Alfred Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO473	<i>Hamilton's, later Beckett's house 29 Stawell Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO1117	<i>Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores 64-90 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1118	<i>Victoria Producers Co-operative Company Ltd. No. 5 Wools Store Part 85-105 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO304	<i>Osborne House, 454-458 Victoria Street, North Melbourne</i>	-	-	-	-	Yes Ref No H101	Yes	-	No
HO305	<i>Mulcahy's Hotel 700-708 Victoria St, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO306	<i>Timber House 48-50 Villiers St, North Melbourne</i>	Yes	No	No	No	No	No	-	No
HO871	<i>Former Grain Store 11 Wreckyn Street, North Melbourne</i>	Yes	No	No	No	No	No	-	No
PARKVILLE									
HO898	<i>Anzac Hall, Brens Drive, Royal Park, Parkville</i>	-	-	-	-	Yes Ref No H1747	Yes	-	No
HO325	<i>Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirrip Crescent, Parkville</i>	-	-	-	-	Yes Ref No H2062	Yes	-	No

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HO308	9-19 Church Street, Parkville	Yes	No	No	No	No	No	-	No
HO310	21-25 Church Street, Parkville	Yes	No	No	No	No	No	-	No
HO364	Melbourne Zoo <i>(all land except for places included within the Victorian Heritage Register)</i>	No	No	No	Yes	No	No	-	No
HO828	Royal Melbourne Zoological Gardens, Royal Park, Elliott Avenue, Parkville	-	-	*Yes - <i>Eucalyptus camaldulensis</i> is River Red Gum (North East of Main Entrance)	-	Yes Ref No H1074	Yes	-	*Yes - Aboriginal Scar Tree
HO363	Carousel, Royal Melb. Zoological Gardens, Royal Park, Elliott Avenue, Parkville	-	-	-	-	Yes Ref No H1064	Yes	-	No
HO311	Parkville Post Office & Quarters, 69-73 Fitzgibbon Street & 27-37 Bayles St, Parkville	-	-	-	-	Yes Ref No H1167	Yes	-	No
HO1093	Royal Park, Flemington Road and Royal Parade and Gatehouse Street and The Avenue and Elliott Avenue and Park Street and Poplar Road and Macarthur Road and Oak Street and Brens Drive, Parkville	-	-	-	-	Yes Ref No H2337	Yes	-	No

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HO895	<i>Walmsley House, 1 Gatehouse Street, Parkville</i>	-	-	-	-	Yes Ref No H1946	Yes	-	No
HO313	<i>39 Manningham Street, Parkville</i>	Yes	No	No	No	No	No	-	No
HO933	<i>Women's Dressing Pavilion, Old Poplar Road, Parkville</i>	-	-	-	-	Yes Ref No H1585	No	-	No
HO314	<i>Mentone, 81 Park Drive, Parkville</i>	-	-	-	-	Yes Ref No H86	Yes	-	No
HO896	<i>Wardlow, 114-118 Park Drive & 39-43 Degraes Street, Parkville</i>	-	-	-	-	Yes Ref No H1922	Yes	-	No
HO897	<i>Jennerian Building, CSL Ltd, 45 Poplar Road, Parkville</i>	-	-	-	-	Yes Ref No H1794	Yes	-	No
HO315	<i>North West Hospital, Parkville Campus, 36-56 Poplar Road, Parkville</i>	-	-	-	-	Yes Ref No H1725	Yes	-	No
HO977	<i>Royal Parade, Royal Parade, Parkville and Carlton North, and Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2198	Yes	-	No
HO312	<i>Former College Church, 149 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H394	Yes	-	No
HO316	<i>Former Police Station Complex, 155 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H1545	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO321	<i>Parkville Uniting Church, 171 Royal Parade, Parkville</i>	Yes	No	No	No	No	No	-	No
HO317	<i>Deloraine Terrace, 499-507 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H98	Yes	-	No
HO318	<i>Auld Reekie, 509-513 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H483	Yes	-	No
HO319	<i>Nocklofty, 551-559 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H456	Yes	-	No
HO978	<i>University High School, 77 Story Street, Parkville</i>	-	-	-	-	Yes Ref No H2183	Yes	-	No
HO322	<i>Selvetta, 22 The Avenue, Parkville</i>	-	-	-	-	Yes Ref No H99	Yes	-	No
MELBOURNE UNIVERSITY									
HO323	<i>Ormond College, The University of Melbourne, 29-55 College Cres, Parkville</i>	-	-	-	-	Yes Ref No H728	Yes	-	No
HO324	<i>1888 Building, Part of Former Melbourne Teachers College, The University of Melbourne, 156-292 Grattan Street Parkville</i>	-	-	-	-	Yes Ref No H1508	Yes	-	No
HO988	<i>Part of Former Melbourne Teachers College, The University of Melbourne, 156-292 Grattan Street Parkville</i>	No	No	No	No	No	No	-	No

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MELBOURNE PLANNING SCHEME

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HO326	<i>Beaurepaire Centre, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1045	Yes	-	No
HO327	<i>Behan Building, Trinity College, Royal Parade, Parkville</i>	Yes	No	No	No	No	No	-	No
HO328	<i>Clarke Building, Trinity College, The University of Melbourne, Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H100	Yes	-	No
HO329	<i>Botany Building, Uni of Melbourne (Excluding North Wing)</i>	Yes	No	No	No	No	No	-	No
HO330	<i>Chemistry Building, Uni of Melbourne (Excluding East Wing)</i>	Yes	No	No	No	No	No	-	No
HO331	<i>Colonial Bank Door, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO332	<i>Conservatorium of Music & Melba Hall, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H925	Yes	-	No
HO333	<i>Cricket Pavilion & Scoreboard, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO334	<i>Walter Boas Building, (Former CSIRO Science Bldg), Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO335	<i>Former Bank Façade (Old Commerce Building), Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO336	<i>Former National Museum (Student Union Bldg), Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO338	<i>Gatekeepers Cottage (excluding 1962 extension), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H919	Yes	-	No
HO339	<i>Grainger Museum, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H875	Yes	-	No
HO340	<i>Janet Clarke Hall, The University of Melbourne, 57-63 Royal Parade, Parkville</i>	-	-	-	-	Yes Ref No H2334	Yes	-	No
HO341	<i>Natural Philosophy Bldg, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO342	<i>Law School Building & Old Quadrangle, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	*Yes <i>Picconia excelsa</i> Canary Island Laurel	-	Yes Ref No H920	Yes	-	No
	<i>Old Arts Building, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H924	Yes	-	No
	<i>Old Physics Conference Room & Gallery, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H923	Yes	-	No

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	<i>Underground Car Park, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	*Yes <i>Magnolia grandiflora</i> Bull Bay	-	Yes Ref No H1004	Yes	-	No
HO343	<i>Main Entrance Gates (Gate 6), Pillars & Fence, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H918	Yes	-	No
HO344	<i>Newman College, The University of Melbourne, 871-945 Swanston Street, Parkville</i>	-	-	-	-	Yes Ref No H21	Yes	-	No
HO346	<i>Old Engineering Bldg (1899 section only), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	Yes	No	No	No	No	No	-	No
HO347	<i>Old Geology Bldg (northern section only), Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO348	<i>Old Pathology Building (excluding the Physics annex), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H922	Yes	-	No
HO350	<i>Baldwin Spencer Building, (Old Zoology), The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	*Yes <i>Cedrus deodara</i> Deodar Cedar	-	Yes Ref No H921	Yes	-	No
HO352	<i>Queens College Main Wings, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO354	<i>Squash Courts, Trinity College, Royal Parade, Parkville</i>	Yes	No	No	No	No	No	-	No
HO355	<i>Systems Garden Tower, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO357	<i>Trinity Chapel & College, Trinity College, Royal Parade, Parkville</i>	Yes	No	No	No	No	No	-	No
HO360	<i>University House, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO361	<i>Wilson Hall, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1012	Yes	-	No
HO362	<i>Northern Market Reserve Wall, Storey St & Flemington Rd & Park Drive, Parkville</i>	-	-	-	-	Yes Ref No H1920	No	-	No
HO820	<i>Richard Berry Building, Uni of Melbourne</i>	Yes	No	No	No	No	No	-	No
HO821	<i>Vice Chancellor's House, The University of Melbourne, 156-292 Grattan Street, Parkville</i>	-	-	-	-	Yes Ref No H1003	Yes	-	No
HO872	<i>Agriculture and Forestry Building, The University of Melbourne</i>	Yes	No	No	No	No	No	-	No
	SOUTH MELBOURNE / SOUTHBANK / DOCKLANDS/ PORT MELBOURNE								
HO366	<i>115-141 City Road, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO367	<i>157-165 City Road, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO368	171 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO369	J H Boyd Girls High School, 207-229 City Road, Southbank	-	-	-	-	Yes Ref No H769	Yes	-	No
HO370	235-237 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO371	269-271 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO374	272 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO375	278- 282 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO376	300 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO764	Duke & Orr's Dry Dock, 2A Clarendon Street, South Wharf and Cargo Sheds, 4,5,6,7,8,9, 4-9 South Wharf Road, South Wharf	-	-	-	-	Yes Ref No H1096 & Ref No H891	Yes	-	No
HO377	109-117 Clarendon Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO765	Robur Tea Building, 28 Clarendon Street, Southbank	-	-	-	-	Yes Ref No H526	Yes	-	No
HO378	Clarendon St Bridge, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO914	No. 2 Goods Shed, 708-710 Collins Street and 731-733 Bourke Street and 2-42 Village Street and 68-82 Village Street, Docklands	-	-	-	-	Yes Ref No H933	No	-	No

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HO650	<i>Missions to Seamen, 717 Flinders Street, Docklands</i>	-	-	-	-	Yes Ref No H1496	Yes	-	No
HO918	<i>Berth No. 5, North Wharf, 731-739 Flinders Street, Docklands</i>	-	-	-	-	Yes Ref No H1798			
HO916	<i>Queens Warehouse, 749-755 Collins Street, Docklands</i>	-	-	-	-	Yes Ref No H1211	Yes	-	No
HO651	<i>Retaining Wall, 614-666 Flinders Street, Docklands</i>	-	-	-	-	Yes Ref No H932	No	-	No
HO380	<i>46-48 Haig Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO381	<i>93 Kavanagh Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO384	<i>40-46 Kavanagh Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO934	<i>Former Commonwealth Aircraft Corporation Hangar, 344-370 Lorimer Street and 231-249 Todd Road, Port Melbourne</i>	-	-	-	-	Yes Ref No H94	Yes	-	No
HO763	<i>Jones Bond Store, 1 Riverside Quay, Southbank</i>	-	-	-	-	Yes Ref No H828	Yes	-	No
HO899	<i>Tram Shelter, Cnr St. Kilda Road & Dorcas Street, Sth Melbourne</i>	-	-	-	-	Yes Ref No H1869	Yes	-	No

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HO760	<i>Victorian Arts Centre, 2-128 St. Kilda Road, 1-9 Sturt St & 93-115 Southbank Rd, Southbank</i>	-	-	-	-	Yes Ref No H1500 and part Ref No H1447	Yes	-	No
HO792	<i>National Gallery of Victoria, 130-200 St. Kilda Road & 93-115 Southbank Road, Southbank</i>	-	-	-	-	Yes Ref No H1499	Yes	-	No
HO910	<i>Former Victoria Police Depot, 234 St. Kilda Rd, 1-39 Dodds St & 148-170 Southbank Blvd, Southbank</i>	-	-	-	-	Yes Ref No H1541	Yes	-	No
HO387	<i>234-254 St. Kilda Road, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO498	<i>Former Victorian Railway Headquarters, 33-67 Spencer Street, Docklands</i>	-	-	-	-	Yes Ref No H699	Yes	-	No
HO388	<i>23-31 Sturt Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO389	<i>43-45 Sturt Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO390	<i>113-115 Sturt Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO391	<i>102-118 Sturt Street, Sth Melbourne</i>	Yes	No	No	No	No	No	-	No
HO762	<i>Sandridge Railway Line Bridge, Over Yarra River, Southbank and Melbourne</i>	-	-	-	-	Yes Ref No H994	Yes	-	No
HO915	<i>Victoria Dock, Harbour Esplanade, Victoria Harbour Promenade, North Wharf Road, Docklands Drive and Newquay Promenade, Docklands</i>	-	-	-	-	Yes Ref No H1720	Yes	-	No

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SOUTH YARRA									
HO832	23-25 Acland Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO395	Morell Bridge, over Yarra River, Anderson Street, Sth Yarra	-	-	-	-	Yes Ref No H1440	Yes	-	No
HO833	1 Alexandra Avenue, Sth Yarra	Yes	No	No	No	No	No	-	No
HO405	17 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO406	31 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO407	63 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO408	4 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO834	8 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO409	54 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO410	72 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO411	80 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO399	Airlie, 254-260 Domain Road, Sth Yarra	-	-	-	-	Yes Ref No H1619	Yes	-	No
HO397	Government House Complex, Government House Drive, Sth Yarra	-	-	-	-	Yes Ref No H1620	Yes	-	No
HO421	Hoddle Bridge, Sth Yarra	Yes	No	No	No	No	No	-	No

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HO423	1 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO424	11 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO425	15 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO426	2-8 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO427	16-20 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO401	Anglican Christ Church, 683-701 Punt Road (Cnr Toorak & Punt Roads), Sth Yarra	-	-	-	-	Yes Ref No H635	Yes	-	No
HO412	783 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO413	789 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO415	919, 923 & 927 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO420	955 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO835	11-13 Tivoli Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO428	63-67 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO429	83 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO430	111-117 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO836	185 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO433	225 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No

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HO435	281 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO851	Adjacent 281 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO852	285 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO437	291 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO439	327 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO440	42-48 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO442	56-66 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO443	90-100 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO445	126 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO446	160 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No

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HO447	210 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO448	240 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO837	270 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO451	276-280 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO453	Robin Boyd House II, 290 Walsh Street, Sth Yarra	-	-	-	-	Yes Ref No H2105	Yes	-	No
HO454	310 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO457	322 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
WEST MELBOURNE									
HO261	Railway Bridge over Maribyrnong River, West Melbourne	-	-	-	-	Yes Ref No H1213	No	-	No
HO1178	J.Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1179	Corris or Jones house, 136 Adderley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO838	Heaton House, 279 Adderley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO459	162-164 Adderley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO455	3-21 Anderson Street, West Melbourne	Yes	No	No	No	No	No	-	No

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HO839	<i>Bentley's row houses 6-12 Anderson Street, West Melbourne</i>	Yes	No	No	No	No	No		No
HO770	Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO770	33-53 Batman Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1181	Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO461	<i>Residence, 62 Capel Street, West Melbourne</i>	-	-	-	-	Yes Ref No H630	Yes	-	No
HO462	<i>Residence, 64 Capel Street, West Melbourne</i>	-	-	-	-	Yes Ref No H631	Yes	-	No
HO1182	Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne	No	No	Yes, 2 Elm street trees	No	No	No	-	No
HO463	<i>31 Dudley Street, West Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1183	<i>Festival Hall, 272-306 Dudley Street, West Melbourne</i>	-	-	-	-	Yes Ref No H2386	Yes	-	No

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HO464	Primary School No. 1689, Eades Place, West Melbourne	Yes	No	No	No	No	No	-	No
HO1184	Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve, 2A Hawke Street, West Melbourne	No	No	Yes	No	No	No	-	No
HO979	St Mary Star of the Sea Church Complex, 33 Howard Street and 235-273 Victoria Street, West Melbourne	-	-	-	-	Yes Ref No H2182	Yes	-	No
HO840	Harrison's Railway Hotel, 118-126 Ireland Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO862	13-17 Jeffcott Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1185	Elms (x6), street trees, near 81-141 Jeffcott Street, West Melbourne	No	No	Yes	No	No	No	-	No
HO935	Underground Public Toilets, King & Hawke Streets, West Melbourne	-	-	-	-	Yes Ref No H2133	No	-	No
HO475	Former Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, West Melbourne	-	-	-	-	Yes Ref No H801	Yes	-	No
HO477	Langdon Building, 351-355 King St, West Melbourne	-	-	-	-	Yes Ref No H527	Yes	-	No
HO841	363 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO841	357-369 King Street, West Melbourne	Yes	No	No	No	No	No	-	No

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HO842	411-415 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO478	St. James Old Cathedral, 419-437 King Street & 2-24 Batman St, West Melbourne	-	-	-	-	Yes Ref No H11	Yes	-	No
HO860	439 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1186	Elm, Hawke Street and King Street Reserve, near 446 King Street, West Melbourne	No	No	Yes	No	No	No	-	No
HO1187	Gair Manufacturing Company Pty. Ltd. Bulk Store, 461-467 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1188	West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, 469-471 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO774	555-557 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1190	Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co. hide and skin merchants, 488-494 La Trobe Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1119	Sisalkraft Distributors P/L store and offices, later CFMEU offices 152-160 Miller Street, West Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO302	<i>North Melbourne Railway Station Complex, 189 Railway Place, West Melbourne</i>	-	-	-	-	Yes Ref No H1582	Yes	-	No
HO843	<i>159 - 163 Roden Street, West Melbourne</i>	Yes	No	No	No	No	No	-	No
HO844	Wigton cottages and palms, 171-179 Roden Street, West Melbourne	Yes	No	Yes, 2 Canary Island Palms	No	No	No	-	No
HO844	173 - 179 Roden Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1192	Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., 101-107 Rosslyn Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1193	Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex, 109-133 Rosslyn Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1194	Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, West Melbourne	Yes	No	No	No	No	No	-	No

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HO1195	Melbourne Remand Centre, later Assessment Prison, 317 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, July 2018	No
HO771	Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO774	355 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO779	405 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO780	437-441 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1196	Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO781	Hotel Spencer, 475 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO782	491-501 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO845	503-511 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO845	505-511 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO783	519-523 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1197	Associated Taxi Services offices and service station, later Embassy café and service station, 541-547 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO785	362-364 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO786	384-390 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO787	420 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO788	502 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1198	Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part, 31-47, rear Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO469	61-67 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1199	Alfred Hasker, later Barrett Bros and Burston and Company Pty. Ltd. maltsters, part former complex, 62-80 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO470	95-101 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO471	138-140 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO496	Queen Victoria Market, 65-159 Victoria St, West Melbourne	-	-	-	-	Yes Ref No H734	Yes	-	No
HO1180	Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve, West Melbourne	No	No	Yes	No	No	No	-	No
MELBOURNE									
HO515	Warehouse, 61-69 A'Beckett St, Melbourne	-	-	-	-	Yes Ref No H980	Yes	-	No
HO516	71-73 A'Beckett St, Melbourne	Yes	No	No	No	No	No	-	No
HO993	104 A'Beckett Street	Yes	No	No	No	No	No	-	No
HO1148	Former Factory 144-148 A'Beckett Street, Melbourne	Yes	No	No	No	No	No	-	No
HO994	111-125 A'Beckett Street	Yes	No	No	No	No	No	-	No
HO517	217-219 A'Beckett St, Melbourne	Yes	No	No	No	No	No	-	No
HO995*	185-187 A'Beckett Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2017									
HO528	Former Royal Australian Army Medical Corps Training Depot, 239 A'Beckett Street, Melbourne	-	-	-	-	Yes Ref No H717	Yes	-	No
HO908	Sidney Myer Music Bowl, Alexandra Avenue, Melbourne	-	-	-	-	Yes Ref No H1772	Yes	-	No

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HO518	<i>Mitre Tavern, 5-9 Bank Place, Melbourne</i>	-	-	-	-	Yes Ref No H464	Yes	-	No
HO520	<i>11 Bank Place, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO519	<i>4 Bank Place, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO521	<i>Melbourne Savage Club, 12-16 Bank Place, Melbourne</i>	-	-	-	-	Yes Ref No H25	Yes	-	No
HO522	<i>18-20 Bank Place, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO900	<i>Olympic Swimming Stadium, 10-30 Olympic Boulevard, Melbourne</i>	-	-	-	-	Yes Ref No H1977	Yes	-	No
HO394	<i>Yarra Bank (Speakers Corner), Batman Avenue, Melbourne</i>	-	-	-	-	Yes Ref No H1363	Yes	-	No
HO523	<i>Princes Walk Vaults, 1-9 Batman Ave, Melbourne</i>	-	-	-	-	Yes Ref No H646	Yes	-	No
HO1149	<i>Former Gladstone Motors Building 213-221 Berkeley Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO396	<i>Former Observatory Site, Birdwood Ave, Melbourne</i>	-	-	-	-	Yes Ref No H1087	Yes	-	No
HO499	<i>Melbourne University Boat Club Shed, Boathouse Drive, Melbourne</i>	-	-	-	-	Yes Ref No H682	Yes	-	No
HO525	<i>19-21 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO526	23-29 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO527	35-37 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO530	39-43 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO531	51-53 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO533	Salvation Army Temple, 65-71 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H436	Yes	-	No
HO536	75-77 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1094	Former Hoyts Cinema Centre, 134-144 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2335	Yes	-	No
HO996	160-162 Bourke Street	Yes	No	No	No	No	No	-	No
HO997	164-166 Bourke Street	Yes	No	No	No	No	No	-	No
HO998	168-174 Bourke Street	Yes	No	No	No	No	No	-	No
HO999	179-183 Bourke Street	Yes	No	No	No	No	No	-	No
HO1000	180-182 Bourke Street	Yes	No	No	No	No	No	-	No
HO1001	193-199 Bourke Street	Yes	No	No	No	No	No	-	No
HO541	271-281 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO980	David Jones Store (Former Buckley & Nunn) 294-312 Bourke Street and 285-295 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2153	Yes	-	No

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HO768	<i>David Jones Store (Former Coles) 299-307 Bourke Street and 276-286 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2154	Yes	-	No
HO543	<i>Royal Arcade, 331-339 Bourke Street, & 148 –150 Elizabeth Street & 308-316 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H23	Yes	-	No
HO545	<i>349-357 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1004	<i>415-419 Bourke Street</i>	Yes	No	No	No	No	No	-	No
HO1005	<i>418-420 Bourke Street</i>	Yes	No	No	No	No	No	-	No
HO546	<i>421 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO901	<i>Eagle House, 473 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H1807	Yes	-	No
HO549	<i>Former Gollin & Company Building, 561-563 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H685	Yes	-	No
HO550	<i>Old Bourke Street West Police Station & Cell Block, 621-633 Bourke Street, Melbourne</i> <i>The heritage place includes Pear tree, Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H655	Yes	-	No
HO551	<i>St Augustines Catholic Church & former School, 635-653 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2	Yes	-	No

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HO553	<i>Former Melbourne Tramway and Omnibus Company Building, 669-675 Bourke Street & 20-38 Godfrey St, Melbourne</i>	-	-	-	-	Yes Ref No H785	Yes	-	No
HO524	<i>2-18 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO529	<i>32-38 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO532	<i>Job Warehouse (or Crossleys Building), 54-62 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H435	Yes	-	No
HO534	<i>66-70 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO535	<i>72-74 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO537	<i>Café Florentino, 78-84 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H493	Yes	-	No
HO538	<i>86 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO539	<i>Former London Chartered Bank, 88-90 Bourke Street & 162 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H22	Yes	-	No
HO540	<i>Former Bank of New South Wales, (Westpac Bank), 190-192 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H799	Yes	-	No
HO1002* Expiry Date: 31 March 2017	<i>194-200 Bourke Street, Melbourne</i>	Yes	No	No	No		No		No

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HO990	<i>Former Commonwealth Bank, 219-225 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2264	Yes		No
HO542	<i>Myer Melbourne (Former Myer Emporium) 314--336 Bourke Street & 275-321 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H2100	Yes	-	No
HO544	<i>General Post Office, 338-352 Bourke Street, 188-218 Elizabeth Street & 323-337 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H903	Yes	-	No
HO1006* Expiry Date: 31 March 2017	<i>468-470 Bourke Street, Melbourne</i>	Yes	No	No	No		No		No
HO547	<i>Equity Chambers, 472 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2249	Yes	-	No
HO548	<i>Goldsborough Mort Building, 516-526 Bourke Street & 152-162 William Street, Melbourne</i>	-	-	-	-	Yes Ref No H104	Yes	-	No
HO552	<i>640-668 Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO554	<i>Former Mail Exchange, 672-696 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H881	Yes	-	No
HO479	<i>Building No. 4 RMIT, Bowen Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO480	<i>Building No. 2,3,5,6& 7 RMIT, Bowen Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO555	<i>House 17 Casselden Place, Melbourne</i>	-	-	-	-	Yes Ref No H2267	Yes	-	No
HO556	<i>15-17 Celestial Ave, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO557	<i>16-18 Celestial Ave, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO558	<i>Museum of Chinese/Australian History, Cohen Place, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO559	<i>Alcaston House, 2 Collins Street & 69-81 Spring Street, Melbourne</i>	-	-	-	-	Yes Ref No H500	Yes	-	No
HO560	<i>Anzac House, 4-6 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H415	Yes	-	No
HO561	<i>5-9 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO562	<i>Portland House, 8 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H417	Yes	-	No
HO563	<i>Victor Horsley Chambers, 12 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H474	Yes	-	No
HO564	<i>14-16 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO565	<i>The Melbourne Club, 36-50 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H30	Yes	-	No
HO566	<i>Melville House, 52-54 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H607	Yes	-	No

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HO567	<i>Former Commercial Bank of Australia, 68-72 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H422	Yes	-	No
HO568	<i>71-87 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO569	<i>74 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO572	<i>86-88 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO573	<i>107 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO574	<i>Professional Chambers, 110-118 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H414	Yes	-	No
HO575	<i>Austral Buildings, 115-119 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H472	Yes	-	No
HO576	<i>St Michaels Uniting Church, 122-136 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H4	Yes	-	No
HO577	<i>133-139 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO578	<i>Scots Church, 140-154 Collins Street Melbourne</i>	-	-	-	-	Yes Ref No H5	Yes	-	No
HO579	<i>141-153 Collins Street, Melbourne</i>	Yes	No	No.	No	No	No	-	No
HO580	<i>Assembly Hall, 156-160 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H418	Yes	-	No
HO581	<i>Formerly the Auditorium, 167-173 Collins Street & 172-180 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H416	Yes	-	No

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HO582	162-168 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO583	Baptist Church, 170-174 Collins Street, Melbourne	-	-	-	-	Yes Ref No H6	Yes	-	No
HO584	175-177 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO585	176-180 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO586	181-187 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO846	182 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO587	Melbourne Athenaeum, 184-192 Collins Street, Melbourne	-	-	-	-	Yes Ref No H501	Yes	-	No
HO589	Regent Theatre, 191-197 Collins Street & 186-200 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H690	Yes	-	No
HO590	Manchester Unity Building, 220-226 Collins Street, & 91-107 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H411	Yes	-	No
HO591	Former Fourth Victoria Building, 241-245 Collins Street, Melbourne	-	-	-	-	Yes Ref No H1542	Yes	-	No
HO592	Newspaper House Mosaic, 247-249 Collins Street, Melbourne	-	-	-	-	Yes Ref No H447	Yes	-	No
HO593	250-252 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO594	259-263 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO595	<i>Former National Bank of Australasia Head Office, 271-285 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2064	Yes	-	No
HO596	<i>Block Arcade, 280-286 Collins Street & 96-102 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H32	Yes	-	No
HO597	<i>287-301 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO598	<i>288-304 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO602	<i>Former Commercial Bank of Australia, Banking Chamber & Entrance, 327-343 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H35	Yes	-	No
HO1007	<i>338 Collins Street</i>	Yes	No	No	No	No	No	-	No
HO1090	<i>340-342 Collins Street</i>	Yes	No	No	No	No	No	-	No
HO603	<i>Former Mercantile Bank, 345-349 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H467	Yes	-	No
HO604	<i>ANZ Bank, 376-390 Collins Street and Former Safe Deposit Building, 88-110 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H34 & Ref No H451	Yes	-	No
HO605	<i>Former National Mutual Life Association Building, 389-399 Collins Street & 59-69 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H36	Yes	-	No

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HO606	<i>ANZ Bank, 394-398 Collins Street & 73-83 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H33	Yes	-	No
HO607	<i>400-402 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO608	<i>401-417 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1008* Expiry Date: 31 March 2017	<i>404-406 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	
HO1009	<i>409-413 Collins Street</i>	Yes	No	No	No	No	No	-	No
HO610	<i>Former AMP Building, 419-429 Collins Street & 64-74 Market Street, Melbourne</i>	-	-	-	-	Yes Ref No H421	Yes	-	No
HO609	<i>422-428 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1010* Expiry Date: 31 March 2017	<i>430-442 Collins Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1012	<i>464-466 Collins Street</i>	Yes	No	No	No	No	No	-	No
HO611	<i>Olderfleet Building, 471-477 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H37	Yes	-	No
HO902	<i>Record Chambers, 479-481 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H38	Yes	-	No
HO903	<i>South Australian Insurance Building, 483-485 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H39	Yes	-	No

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HO612	<i>Winfield Building, 487-495 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H40	Yes	-	No
HO904	<i>Rialto Building, 497-503 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H41	Yes	-	No
HO613	<i>Former New Zealand Loan & Mercantile Company Ltd Building, 538-544 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H478	Yes	-	No
HO614	<i>Former McPhersons Building 546-566 Collins Street & 27 Francis Street, Melbourne</i>	-	-	-	-	Yes Ref No H942	Yes	-	No
HO1013	<i>615-623 Collins Street</i>	Yes	No	No	No	No	No	-	No
HO422	<i>Linay Pavilion, Ward 7 and Ward 9, the Alfred Hospital, 55 Commercial Road, Melbourne</i>	-	-	-	-	Yes Ref No H2295	Yes	-	No
HO905	<i>Dovers Building, 5-7 Drewery Lane, Melbourne</i>	-	-	-	-	Yes Ref No H802	Yes	-	No
HO1014	<i>9-13 Drewery Lane</i>	Yes	No	No	No	No	No	-	No
HO936	<i>Underground Public Toilets, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2110	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO937	<i>Underground Public Toilets, Elizabeth & Victoria Streets, Melbourne Womens Christian Temperance Union Drinking Fountain, Victoria Square, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2111 & Ref No H194	Yes	-	No
HO938	<i>Hosies Hotel Mural, 1-5 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2094	No	-	No
HO1015	<i>21-23 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No
HO615	<i>55-65 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO616	<i>97-117 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO617	<i>Melbourne City Building, 112-118 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H437	Yes	-	No
HO1016	<i>215-217 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No
HO981	<i>Shops, 195 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2155	Yes	-	No
HO618	<i>245-269 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO715	<i>Mitchell House, 283-285 Elizabeth Street & 352-362 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H2232	Yes	-	No
HO1017	<i>299 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No
HO1018	<i>303-305 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No
HO1019	<i>351-357 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No

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HO1020	380 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1021	384 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1022	441-447 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1023*	453-457 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2017									
HO1024*	463-465 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2017									
HO1025	473-481 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1150	Former Veall's Building 490-494 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No
HO294	Former Melford Motors, 615-645 Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H2306	Yes	-	No
HO630	189-195 Exhibition Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1026	30-40 Exhibition Street	Yes	No	No	No	No	No	-	No
HO1027	53-55 Exhibition Street	Yes	No	No	No	No	No	-	No
HO1028	104-110 Exhibition Street	Yes	No	No	No	No	No	-	No
HO631	Her Majesty's Theatre, 199-227 Exhibition Street & 84-98 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H641	Yes	-	No

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HO632	<i>Comedy Theatre, 228-240 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H2273	Yes	-	No
HO633	<i>266-272 Exhibition Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO635	<i>Former Mickveh Yisrael Synagogue and School, 275-285 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H766	Yes	-	No
HO636	<i>280-282 Exhibition Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1029	<i>309 Exhibition Street</i>	Yes	No	No	No	No	No	-	No
HO861	<i>355-359 Exhibition Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO939	<i>Underground Public Toilets, Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H2148	No	-	No
HO637	<i>Milton House, 21-25 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H582	Yes	-	No
HO1030	<i>61-73 Flinders Lane</i>	Yes	No	No	No	No	No	-	No
HO1032	<i>125-127 Flinders Lane</i>	Yes	No	No	No	No	No	-	No
HO638	<i>Warehouse, 129-131 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H428	Yes	-	No
HO1033	<i>141-143 Flinders Lane</i>	Yes	No	No	No	No	No	-	No
HO639	<i>167-173 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO640	<i>197-203 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO642	<i>Ross House, 247-251 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H627	Yes	-	No
HO643	<i>253-265 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO645	<i>267-279 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO647	<i>325-347 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO648	<i>Tavistock House, 383-387 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H787	Yes	-	No
HO641	<i>234-236 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO644	<i>258-260 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO646	<i>302-308 Flinders Lane, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1034	<i>26-30 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1035	<i>76-80 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO766	<i>Former Herald & Weekly Times Building, 46-74 Flinders Street and 2-8 Exhibition Street, Melbourne</i>	-	-	-	-	Yes Ref No H1147	Yes	-	No
HO1036	<i>130-132 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO652	<i>Duke of Wellington Hotel, 142-148 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H1175	Yes	-	No
HO653	<i>Former State Theatre, 150-162 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H438	Yes	-	No
HO654	<i>194-196 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO655	<i>St Pauls Cathedral Precinct, 198-202 Flinders Street, 24-40 Swanston Street & 197-205 Flinders Lane, Melbourne</i>	-	-	-	-	Yes Ref No H18	Yes	-	No
HO649	<i>Flinders Street Railway Station Complex, 207-361 Flinders St, Melbourne</i>	-	-	-	-	Yes Ref No H1083	Yes	-	No
HO656	<i>256-268 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO658	<i>292-298 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO659	<i>Commercial Travellers Association Building, 318-324 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H934	Yes	-	No
HO1037	<i>360-372 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO660	<i>390-398 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO661	<i>Former Customs House, 400 Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H1047	Yes	-	No
HO662	<i>502-504 Flinders Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1038	<i>508-510 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO1039	<i>516-518 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO1040	<i>520-522 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO1041	<i>562-564 Flinders Street</i>	Yes	No	No	No	No	No	-	No
HO483	<i>RMIT Building No. 9, 1-55 Franklin Street, Melbourne</i>	-	-	-	-	Yes Ref No H1506	Yes	-	No

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HO663	<i>Macs Hotel, 34-38 Franklin Street, Melbourne</i>	-	-	-	-	Yes Ref No H51	Yes	-	No
HO1152	<i>Former TAA Building 42-56 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1042	<i>63-67 Franklin Street</i>	Yes	No	No	No	No	No	-	No
HO664	<i>Currie and Richards Warehouse, 79-81 Franklin Street & 3 Stewart Street, Melbourne</i>	-	-	-	-	Yes Ref No H440	Yes	-	No
HO1153	<i>Former Store 139-141 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1154	<i>Former A G Healing Building 167-175 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1155	<i>Café Building 211-213 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1157	<i>Former A G Way Factory & Co (2) Rear 215-223 Franklin Street, Melbourne (Alternate address 186-190 A'Beckett Street, Melbourne)</i>	Yes	No	No	No	No	No	-	No
HO1158	<i>Former T A T Electric Co. factory 225-227 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1152	<i>Former TAA Building 42-56 Franklin Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO1043	96-102 Franklin Street	Yes	No	No	No	No	No	-	No
HO1044	4-6 Goldie Place	Yes	No	No	No	No	No	-	No
HO665	55-57 Hardware Street, Melbourne	Yes	No	No	No	No	No	-	No
HO667	63-67 Hardware Street, Melbourne	Yes	No	No	No	No	No	-	No
HO666	60-66 Hardware Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1045	106-112 Hardware Street	Yes	No	No	No	No	No	-	No
HO668	11-13 Heffernan Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO669	14-18 Heffernan Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO1046	12-20 King Street	Yes	No	No	No	No	No	-	No
HO671	27-31 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1047	115-129 King Street	Yes	No	No	No	No	No	-	No
HO1048	131-135 King Street	Yes	No	No	No	No	No	-	No
HO678	239-241 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO670	Former Zanders No 3 Warehouse, 22-24 King Street, Melbourne	-	-	-	-	Yes Ref No H430	Yes	-	No
HO672	42-44 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO673	Former Levicks and Piper Wholesale Ironmongers Warehouse, 46-52 King Street, Melbourne	-	-	-	-	Yes Ref No H431	Yes	-	No
HO674	54-60 King Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO675	Former York Butter Factory, 62-66 King Street, Melbourne	-	-	-	-	Yes Ref No H396	Yes	-	No
HO676	120-138 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO677	Former F. Blight and Co. Warehouse, 234-244 King Street & 579-585 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H66	Yes	-	No
HO679	248-250 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO680	Building, 328-330 King Street, Melbourne	-	-	*Yes Quercus robur English Oak	-	Yes Ref No H465	Yes	-	No
HO681	Former Coops Shot Tower and Flanking Building, Knox Place, Melbourne	-	-	-	-	Yes Ref No H67	Yes	-	No
HO940	Cast Iron Urinal, La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H2140	No	-	No
HO982	Francis Ormond Building (RMIT Building 1), 124-126 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H2157	Yes	-	No
HO481	Former Foresters Hall, 168-170 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H1495	Yes	-	No
HO1049	284-294 La Trobe Street	Yes	No	No	No	No	No	-	No

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HO682	Welsh Church and Hall, 320 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H536	Yes	-	No
HO684	William Angliss College, 537-557 La Trobe Street and 552-578 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H1507	Yes	-	No
HO941	William Angliss College (Balance), 537-557 La Trobe Street and 552-578 Little Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO685	Gordon House, 24-38 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H443	Yes	-	No
HO923	Former Angliss & Co Stables, 40-44 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2028	Yes	-	No
HO686	93 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO687	105-109 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO688	108-110 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO689	Sum Kum Lee, 112-114 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H442	Yes	-	No
HO690	113-125 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO691	116-118 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO692	<i>Chinese Mission Church, 196 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H2175	Yes	-	No
HO693	<i>Num Pon Soon Society Building, 200-202 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H485	Yes	-	No
HO694	<i>204-206 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO695	<i>212-220 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO696	<i>232-238 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO697	<i>Former Money Order Post Office and Savings Bank, 318 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H623	Yes	-	No
HO1050	<i>361-363 Little Bourke Street</i>	Yes	No	No	No	No	No	-	No
HO1051	<i>362-364 Little Bourke Street</i>	Yes	No	No	No	No	No	-	No
HO1052	<i>365-367 Little Bourke Street</i>	Yes	No	No	No	No	No	-	No
HO1053	<i>373-375 Little Bourke Street</i>	Yes	No	No	No	No	No	-	No
HO1054	<i>434-436 Little Bourke Street.</i>	Yes	No	No	No	No	No	-	No
HO698	<i>Federal Court of Australia, 442-460 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H1476	Yes	-	No
HO699	<i>493-495 Little Bourke Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

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HO700	Rear of 558 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO701	562-566 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1055	68-70 Little Collins Street	Yes	No	No	No	No	No	-	No
HO702	281-283 Little Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO703	Yule House, 309-311 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H2233	Yes	-	No
HO1056	392-396 Little Collins Street	Yes	No	No	No	No	No	-	No
HO705	Stalbridge Chambers, 435-443 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H502	Yes	-	No
HO1057	538-542 Little Collins Street	Yes	No	No	No	No	No	-	No
HO706	585-587 Little Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO704	430-436 Little Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1058	25 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO707	Former Oldfellows Hotel 33-39 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2266	Yes	-	No
HO989	Former Leitrim Hotel, 128-130 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2242	Yes	-	No

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HO1059	194-196 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO1060	198-200 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO708	Office, 202 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H509	Yes	-	No
HO709	Heape Court Warehouse, Rear of 361-365 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H826	Yes	-	No
HO1061	372-378 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO1062	523-525 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO1063	326 Lonsdale Street	Yes	No	No	No	No	No	-	No
HO716	377-379 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1064	439-445 Lonsdale Street	Yes	No	No	No	No	No	-	No
HO718	Supreme Court Annexe, 455-469 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H1478	Yes	-	No
HO721	Seabrook House, 573-577 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H68	Yes	-	No
HO710	Former Black Eagle Hotel 42-44 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2265	Yes	-	No
HO711	64-78 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO712	Wesley Church Complex, 118-148 Lonsdale Street & 117-147 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H12	Yes	-	No

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HO713	<i>Former Queen Victoria Hospital Tower & Perimeter fence, 180- 222 Lonsdale Street and 278-300 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H956	Yes	-	No
HO714	<i>St Francis Catholic Church, 326 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H13	Yes	-	No
HO717	<i>436-450 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO719	<i>472-474 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO720	<i>Former Residence & Shop, 556-558 Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H441	Yes	-	No
HO722	<i>612-622 Lonsdale Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO723	<i>Former Port of Melbourne Authority Building, 29-31 Market Street, Melbourne</i>	-	-	-	-	Yes Ref No H965	Yes	-	No
HO724	<i>15-19 McKillop Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO725	<i>20-22 McKillop Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1065	<i>14-30 Melbourne Place</i>	Yes	No	No	No	No	No	-	No
HO726	<i>Warehouses, 23-31 Niagara Lane, Melbourne</i>	-	-	-	-	Yes Ref No H473	Yes	-	No
HO942	<i>Warehouses, 18 & 30 Oliver Lane, Melbourne</i>	-	-	-	-	Yes Ref No H1135	Yes	-	No

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HO417	<i>Cottages, Royal Freemasons Homes, 313 Punt Road and 31-75 Moubray Street, Melbourne</i>	-	-	-	-	Yes Ref No H2271	Yes	-	No
HO943	<i>Underground Public Toilets, Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H2109	Yes	-	No
HO727	<i>7-11 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO728	<i>Lombard Building, 15-17 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H460	Yes	-	No
HO729	<i>Alkira House, 18 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H397	Yes	-	No
HO1066	<i>20-26 Queen Street</i>	Yes	No	No	No	No	No	-	No
HO1067	<i>37-41 Queen Street</i>	Yes	No	No	No	No	No	-	No
HO731	<i>93-95 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1068*	<i>111-129 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
	Expiry Date: 31 March 2017								
HO1069	<i>118-126 Queen Street</i>	Yes	No	No	No	No	No	-	No
HO1070	<i>203-205 Queen Street</i>	Yes	No	No	No	No	No	-	No
HO1071	<i>217-219 Queen Street</i>	Yes	No	No	No	No	No	-	No
HO732	<i>Titles Office, 247-283 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H1529	Yes	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO733	<i>Former Records Office, 287-297 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H1528	Yes	-	No
HO985	<i>316-322 Queen Street</i>	Yes	No	No	No	No	No	-	No
HO735	<i>Bank of New South Wales, 375 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H90	Yes	-	No
HO734	<i>Former Residence, 300 Queen Street, Melbourne</i>	-	-	-	-	Yes Ref No H806	Yes	-	No
HO1160	<i>Melbourne Terrace Apartments 408-416 Queen Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO791	<i>Queens Bridge over Yarra River, Queensbridge Street, Melbourne</i>	-	-	-	-	Yes Ref No H1448	Yes	-	No
HO100	<i>Warehouse 278 Queensberry St and rear part of 618-630 Elizabeth Street, Carlton</i>	Yes	No	No	No	No	No	-	No
HO944	<i>Eight Hour Monument, Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2084	No	-	No
HO945	<i>Underground Public Toilets, Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2108	Yes	-	No
HO1072	<i>42-44 Russell Street</i>	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO919	<i>Former Victoria Car Park, 103-107 Russell Street & 181-191 Little Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H2001	No	-	No
HO736	<i>199-203 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1073	<i>288-294 Russell Street</i>	Yes	No	No	No	No	No	-	No
HO487	<i>Magistrates Court, 325-343 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1010	Yes	-	No
HO484	<i>City Watch House, 345-355 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1006	Yes	-	No
HO486	<i>Police Garage, 357-375 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H912	Yes	-	No
HO789	<i>Old Melbourne Goal, 377 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1553	Yes	-	No
HO485	<i>Emily McPherson College, 379-405 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H1646	Yes	-	No
HO847	<i>32-38 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO488	<i>Police Headquarters Complex, 336-376 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H913	Yes	-	No
HO1095	<i>Total House, 170-190 Russell Street, Melbourne</i>	-	-	-	-	Yes Ref No H2329	Yes	-	No
HO848	<i>380 Russell Street, Melbourne</i>	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO849	394 Russell Street, Melbourne	Yes	No	No	No	No	No	-	No
HO489	Shrine of Remembrance, 2-42 Domain Road, Melbourne	-	-	-	-	Yes Ref No H848	Yes	-	No
HO398	Domain Parklands and LaTrobe's Cottage, St Kilda Road and Domain Road and Dallas Brooks Drive, Melbourne	-	-	-	-	Yes Ref No H2304 & Ref No H1076 & part Ref No H1447	Yes	-	No
HO946	Marquis of Linlithgow Memorial, Kings Domain, St Kilda Road and Government House Drive and Anzac Avenue, Melbourne	-	-	-	-	Yes Ref No H366	No	-	No
HO947	Queen Victoria Memorial, Queen Victoria Gardens, St Kilda Road and Alexandra Avenue and Linlithgow Avenue, Melbourne	-	-	-	-	Yes Ref No H369	No	-	No
HO948	Boer War Monument, Kings Domain, St Kilda Road and Government House Drive, Melbourne	-	-	-	-	Yes Ref No H382	No	-	No
HO909	Tram Shelter, Cnr St. Kilda Road & High Street, Melbourne	-	-	-	-	Yes Ref No H1868	Yes	-	No
HO400	Melbourne Grammar School, 345-369 & 355 St Kilda Road, 93-151 Domain St, 2-124 Bromby St & 1-99 Domain Rd, Melbourne	-	-	-	-	Yes Ref No H19	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO490	<i>Former Kellow Falkiner Showrooms, 375-385 St. Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H668	Yes	-	No
HO491	<i>Majella, 473-475 St. Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H783	Yes	-	No
HO492	<i>Royal Vic. Institute for the Blind, 557-563 St. Kilda Road & 1-23 Moubray Street, Melbourne</i>	-	-	-	-	Yes Ref No H1002	Yes	-	No
HO949	<i>Former Victorian Deaf and Dumb Institution, 583-597 St Kilda Road, Melbourne</i>	-	-	-	-	Yes Ref No H2122	Yes	-	No
HO950	<i>Overhead Water Tank, Spencer Street, Melbourne</i>	-	-	-	-	Yes Ref No H2117	Yes	-	No
HO1074	<i>2-8 Spencer Street</i>	Yes	No	No	No	No	No	-	No
HO1075	<i>10-22 Spencer Street</i>	Yes	No	No	No	No	No	-	No
HO1076	<i>66-70 Spencer Street</i>	Yes	No	No	No	No	No	-	No
HO1077	<i>122-132 Spencer Street</i>	Yes	No	No	No	No	No	-	No
HO737	<i>204-240 Spencer Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO738	<i>The Former Campbell Residence, 53-65 Spring Street & 1-9 Collins Street, Melbourne</i>	-	-	-	-	Yes Ref No H1945	Yes	-	No
HO739	<i>Hotel Windsor, 103-137 Spring Street & 1-17 Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H764	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO175	<i>Parliament House, (including grounds, works & fences), 110-160 Spring Street & 1-11 Gisborne Street, Melbourne</i>	-	-	-	-	Yes Ref No H1722	Yes	-	No
HO740	<i>Princess Theatre, 163-181 Spring Street & 1-17 Little Bourke Street, Melbourne</i>	-	-	-	-	Yes Ref No H93	Yes	-	No
HO741	<i>261 Spring Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO1078	<i>267-271 Spring Street</i>	Yes	No	No	No	No	No	-	No
HO476	<i>Royal Australasian College of Surgeons, 250-290 Spring Street & 2-40 Victoria Parade, Melbourne</i>	-	-	-	-	Yes Ref No H870	Yes	-	No
HO911	<i>Tramway Signal Cabin, Waiting Shelter & Conveniences, Swanston Street & Victoria Street, Melbourne</i>	-	-	-	-	Yes Ref No H1686	Yes	-	No
HO744	<i>Young and Jackson's Princes Bridge Hotel, 1-7 Swanston Street, cnr Flinders Street, Melbourne</i>	-	-	-	-	Yes Ref No H708	Yes	-	No
HO745	<i>Nicholas Building, 31-41 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H2119	Yes	-	No
HO746	<i>Melbourne Town Hall and Administration Building, 90-130 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H1	Yes	-	No
HO747	<i>Capitol House, 109-117 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H471	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO748	<i>Century Building, 125-133 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H2250	Yes	-	No
HO1079	<i>135-137 Swanston Street</i>	Yes	No	No	No	No	No	-	No
HO1080	<i>163-165 Swanston Street</i>	Yes	No	No	No	No	No	-	No
HO749	<i>Former ANZ Bank, 219-225 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H390	Yes	-	No
HO750	<i>226-238 Swanston Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO751	<i>State Library of Victoria, 304-328 Swanston Street and 179-181 LaTrobe Street, Melbourne</i>	-	-	-	-	Yes Ref No H1497	Yes	-	No
HO1081	<i>309-325 Swanston Street</i>	Yes	No	No	No	No	No	-	No
HO752	<i>Church of Christ, 327-333 Swanston Street & 178-190 Little Lonsdale Street, Melbourne</i>	-	-	-	-	Yes Ref No H455	Yes	-	No
HO482	<i>Storey Hall, 344-346 Swanston Street, Melbourne</i>	-	-	-	-	Yes Ref No H1498	Yes	-	No
HO1082	<i>401-403 Swanston Street</i>	Yes	No	No	No	No	No	-	No
HO1083	<i>407-409 Swanston Street</i>	Yes	No	No	No	No	No	-	No
HO1084	<i>411-423 Swanston Street</i>	Yes	No	No	No	No	No	-	No
HO493	<i>City Baths, 420-438 Swanston St, 39-41 Victoria St & 2-6 Franklin St, Melbourne</i>	-	-	-	-	Yes Ref No H466	Yes	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1085	427-433 Swanston Street	Yes	No	No	No	No	No	-	No
HO790	Princes Bridge over Yarra River, Swanston Street and St Kilda Road, Melbourne	-	-	-	-	Yes Ref No H1447 and part Ref No H1500 and part Ref No H2304	Yes	-	No
HO494	Royal Society of Victoria, 1-9 Victoria St & 2-8 LaTrobe St, Melbourne	-	-	-	-	Yes Ref No H373	Yes	-	No
HO495	Horticultural Hall, 31-33 Victoria St, Melbourne	-	-	-	-	Yes Ref No H520	Yes	-	No
HO951	Royal Melbourne Regiment Drill Hall, 49-53 Victoria St, Melbourne	-	-	-	-	Yes Ref No H285	Yes	-	No
HO753	77-89 William Street & 460-462 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1086	22-32 William Street	Yes	No	No	No	No	No	-	No
HO754	Queensland Building, 84-88 William Street, Melbourne	-	-	-	-	Yes Ref No H445	Yes	-	No
HO755	Scottish House, 90-96 William Street, Melbourne	-	-	-	-	Yes Ref No H606	Yes	-	No
HO756	The Australian Club, 98-110 William Street & 475-485 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H105	Yes	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1180* Expiry Date: 31 March 2017	114 – 128 William Street, Melbourne	Yes	No	No	No		No		
HO767	Former BHP House, 130-148 William Street & 503-523 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1699	Yes	-	No
HO757	Law Courts & Library of the Supreme Court, 192-228 William Street & 459-505 Lonsdale Street, & 462-498 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1514 & Ref No H1477	Yes	-	No
HO1087	259 William Street	Yes	No	No	No	No	No	-	No
HO1088	261 William Street	Yes	No	No	No	No	No	-	No
HO758	Former Royal Mint, 280-318 William Street & 391-429 LaTrobe Street & 388-426 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H770	Yes	-	No
HO1161	Former Dominion Can Company Building 386-412 William Street, Melbourne	Yes	No	No	No	No	No	-	No
HO850	17-23 Wills Street, Melbourne	Yes	No	No	No	No	No	-	No
HO759	25-29 Wills Street, Melbourne	Yes	No	No	No	No	No	-	No

28/02/2019
C349melb
[Proposed](#)
[C258](#)
[Exhibition](#)
[Adoption](#)

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

14/11/2019
C344melb

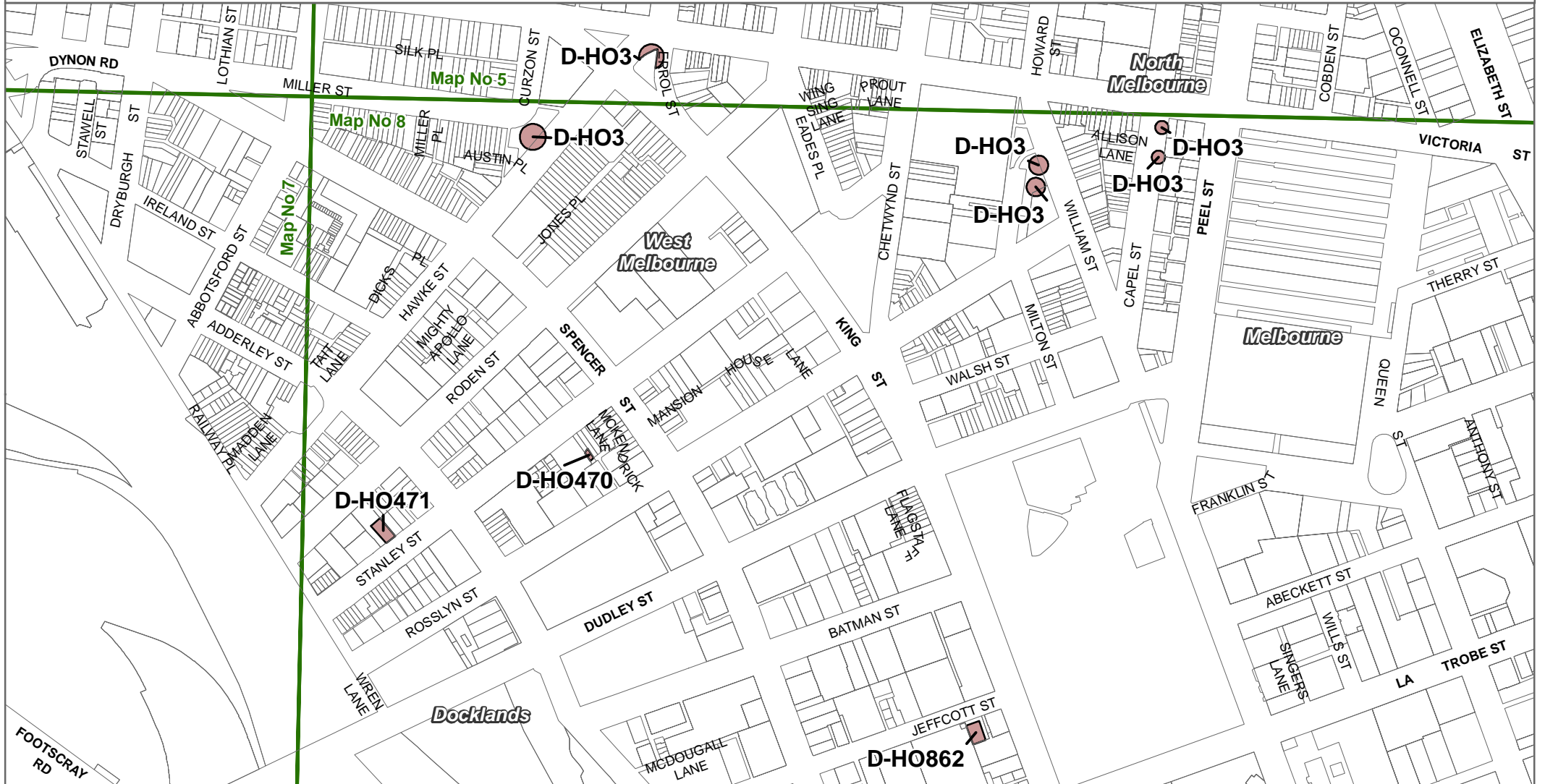
Incorporated documents



Name of document	Introduced by:
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
55 Southbank Boulevard, Southbank, February 2017	C288
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018	C284
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
Amendment C258: Heritage Precincts Statements of Significance 2017	C258
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former Victoria Brewerv site. East Melbourne – 'Tribeca' Redevelopment October	C86

Name of document	Introduced by:
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended May 2019)	C355melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended May 2019)	C355melb
Hamer Hall Redevelopment July 2010	C166
Heritage Places Inventory March 2018	C324
Amendment C258 Heritage Places Inventory 202017 Part A	C258
Heritage Places Inventory 2020 Part B	C258
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hoddle Grid Heritage Review: Heritage Inventory, September 2018	C327
Hoddle Grid Heritage Review: Statements of Significance, September 2018	C327
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, July 2018	C258
Melbourne Aquarium Signs, July 2001	C11
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315

Name of document	Introduced by:
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance, June 2018	C326
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2012	C172
North West Corner of Mark and Melrose Street, North Melbourne	C134
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Rialto South Tower Communications Facility Melbourne, November 2002	C57
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Southbank and Fishermans Bend Heritage Inventory, January 2017	C276
Southbank Heritage Review: Statements of Significance, January 2017	C276
Southbank Heritage Inventory, February 2018	C304
Southbank Statements of Significance, February 2018	C304
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000 (Amended September 2018)	C341
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17

Name of document	Introduced by:
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
West Melbourne Heritage Review 2016: Statements of Significance 2019	C258
West Gate Tunnel Project Incorporated Document, December 2017	GC93
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

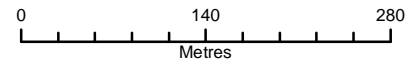


- LEGEND**
-  D-HO - Area to be deleted from a Heritage Overlay
 -  Local Government Area

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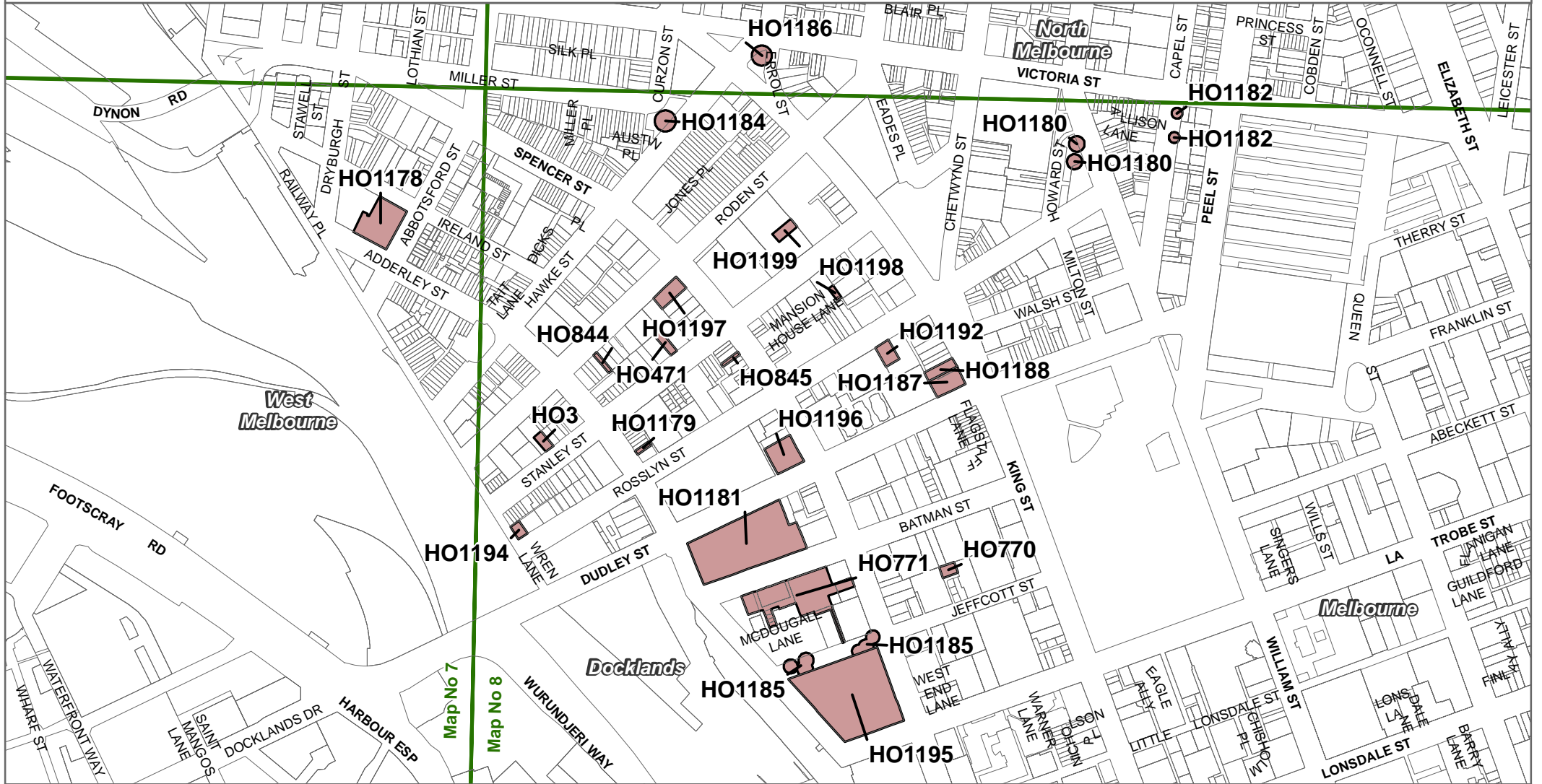
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 Amendment Version: 1



Part of Planning Scheme Maps 5HO & 8HO





LEGEND
 HO - Heritage Overlay
 Local Government Area

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 Print Date: 13/12/2019
 Amendment Version: 2
 Part of Planning Scheme Maps 5HO, 7HO & 8HO





Melbourne Planning Scheme

Incorporated Document

Heritage Precincts Statements of Significance 2019

**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 Significance

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.

7.2 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 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, Fairley 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 pitchers 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.

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MELBOURNE PLANNING SCHEME

Incorporated Document

**West Melbourne Heritage Review 2016:
Statements of Significance
2019**

HERITAGE REVIEW AREA



J. Gadsden Pty. Ltd. factory

17-37 Abbotsford Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

First stage of a factory complex commissioned by canvas manufacturer J.G. Gadsden Pty. Ltd. In 1926 to the design of architect, Frank Stapley. In 1944 a single-storey addition was made at the Ireland Street end of the complex to what was by then a food can making factory.

Contributory elements include:

- one and two storey brick main factory wing;
- pitched main roof on trusses clad with corrugated iron, Dutch-hipped over main corner bay;
- stepped parapet and trabeated form;
- brick pilasters rising to dog-toothed cornices with corbelled string moulds either side of main façade elements;
- steel-framed windows, with multi-pane glazing;
- concrete lintels over openings;
- two-storey main corner wing at Abbotsford and Ireland Streets, with raised entablature over three and two bayed main façade elements;
- entry to offices in Abbotsford Street, designed as an arched entry, now with cantilever hood; and
- firm name J. Gadsden Pty. Ltd. in cemented bas-relief on the entablature panel.

Some reduction in integrity from changes to openings and bricks being painted over; the 1944 addition is not significant.

How is it significant?

J. Gadsden Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

J. Gadsden Pty. Ltd. factory is significant.

- Aesthetically, as a well-preserved and large architect designed factory in a modern classical style (Criterion E); and
- Historically, one of the oldest custom designed factories for the Gadsden company, a nationally prominent manufacturing firm, in West Melbourne, and one of the key wartime industries of the Western suburbs, also expressive of the special role West Melbourne played in accommodating heavy transport-reliant industry because of proximity to Victoria's railway goods centre (Criterion A).

Corris or Jones house

136 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row house built in 1887 by prolific West Melbourne builder, John Jones, for members of the Jones family.

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, masks and brackets with a raised arched entablature bearing the name 'Corris A.D. 1887' (meaning bright or clear);
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight; and
- cast-iron palisade front fence on dressed stone footings.

Balustrade panels incomplete or revised.

How is it significant?

Corris or Jones house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Corris or Jones house is significant.

- Historically, a well-preserved late Victorian-era row house created by prolific West Melbourne developers, the Jones family, for their own residence; representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved row house, survivor of a former six house row and indicative of the past streetscape (Criterion E).

Michael Moran's row houses

162-164 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875-
View of place:	2015

Statement of Significance

What is significant?

Row houses, built by Michael Moran in 1875.

Contributory elements include:

- two-storey paired row house form;
- stucco wall finish;
- two level cast-iron verandahs;
- iron picket palisade fencing set between modified stuccoed fence piers;
- slated roofs that are hipped and exposed above bracketed eaves;
- segment-arched openings with drip-moulds that provide a Tudor flavour to an otherwise Italianate form panelled cast-iron friezes and brackets and fringing; and
- six panel doors that lend distinction to the detailing and suggest the early Victorian-era.

Notable features include fence, verandah decoration, verandah roof and structure, and corner siting to pitched stone lane.

How is it significant?

Michael Moran's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Michael Moran's row houses are significant.

- Aesthetically, the hip roof two-storey Victorian-era row house form is an unusual combination both in West Melbourne and the City. This is a relatively early and original pair of this type, sparsely but distinctively decorated as befits its early date within the Victorian-era (Criterion E); and
- Historically, expressive of an owner-builder-developer combination, the Michael Moran family, who were typical of West Melbourne in the Victorian-era and responsible for some eight building projects in the West Melbourne area (Criterion A).

Hampson's row houses, part 169-177 Adderley Street

169-171 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

Three row houses built in 1865 for engineer and Crown Grantee, Robert Hampson.

Contributory elements include:

- a transverse-gable roofed early Victorian-era single-fronted row house form;
- single storey scale;
- concave form verandahs with shaped end walls;
- stucco wall finish, with originally moulded architraves to windows; and
- both houses formerly with distinctive, Gothic flavoured timber verandah detailing in the form of tracery-like brackets (See 173-5).

The houses at 177 and 169-171 Adderley Street have been altered, possessing their early form and basic finish: only 173-5 possesses its original Gothic detailing (possibly refurbished) with an added masonry wall base. The windows of 169-171 have been replaced with aluminium-framed windows with horizontal emphasis (see 173-5), faux tile profile cladding put on the roof and the verandah rebuilt; 177 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced with iron and timber pickets.

How is it significant?

Hampson's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hampson's row houses are significant.

- Aesthetically, the Gothic tracery details are rare in small, privately owned domestic buildings in Greater Melbourne and particularly in West Melbourne (Criterion E); and
- Historically, the house row and its owner are representative of the first 1864-5 land sales in this part of Adderley Street, the Crown Grantee Robert Hampson having constructed this house row immediately after acquisition from the Crown (Criterion A).

Hampson's row houses, part 169-177 Adderley Street 173-175 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

Three row houses built in 1865 for engineer and Crown Grantee, Robert Hampson.

Contributory elements include:

- a transverse-gable roofed early Victorian-era single-fronted row house form;
- single storey scale;
- concave form verandahs with shaped end walls;
- stucco wall finish, with originally moulded architraves to windows; and
- both houses formerly with distinctive, Gothic flavoured timber verandah detailing in the form of tracery-like brackets (see 173-5).

The houses at 177 and 169-171 Adderley Street have been altered, possessing their early form and basic finish: only 173-5 possesses its original Gothic detailing (possibly refurbished) with an added masonry wall base. The windows of 169-171 have been replaced with aluminium-framed windows with horizontal emphasis (see 173-5), faux tile profile cladding put on the roof and the verandah rebuilt; 177 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced with iron and timber pickets.

How is it significant?

Hampson's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hampson's row houses are significant.

- Aesthetically, the Gothic tracery details are rare in small, privately owned domestic buildings in Greater Melbourne and particularly in West Melbourne (Criterion E); and
- Historically, the house row and its owner are representative of the first 1864-5 land sales in this part of Adderley Street, the Crown Grantee Robert Hampson having constructed this house row immediately after acquisition from the Crown (Criterion A).

Hampson's row houses, part 169-177 Adderley Street

177 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

Three row houses built in 1865 for engineer and Crown Grantee, Robert Hampson.

Contributory elements include:

- a transverse-gable roofed early Victorian-era single-fronted row house form;
- single storey scale;
- concave form verandahs with shaped end walls;
- stucco wall finish, with originally moulded architraves to windows; and
- both houses formerly with distinctive, Gothic flavoured timber verandah detailing in the form of tracery-like brackets (see 173-5).

The houses at 177 and 169-171 Adderley Street have been altered, possessing their early form and basic finish: only 173-5 possesses its original Gothic detailing (possibly refurbished) with an added masonry wall base. The windows of 169-171 have been replaced with aluminium-framed windows with horizontal emphasis (see 173-5), faux tile profile cladding put on the roof and the verandah rebuilt; 177 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced with iron and timber pickets.

How is it significant?

Hampson's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hampson's row houses are significant.

- Aesthetically, the Gothic tracery details are rare in small, privately owned domestic buildings in Greater Melbourne and particularly in West Melbourne (Criterion E); and
- Historically, the house row and its owner are representative of the first 1864-5 land sales in this part of Adderley Street, the Crown Grantee Robert Hampson having constructed this house row immediately after acquisition from the Crown (Criterion A).

Clarke's grocer shop and residence

179-183 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1889
View of place:	2015

Statement of Significance

What is significant?

This corner shop and residence was designed by architect W. H. Webb and built by local contractors Fallick and Rawson for John Clarke in 1889.

Contributory elements include:

- one-level stuccoed brick, parapeted shop and residence form;
- valuable and rare timber mullioned shop fronts to Adderley and Rodin Streets
- part of the original concave roof street verandah supported on iron posts and of the Melbourne Corporation design.
- simple stucco classical detailing being a cornice and entablature to the parapet.
- original entry doors.
- typical corner shop siting; and
- termination of the contemporary streetscape of row houses to the south, being built at a lesser front setback on the frontage.

Part of the street verandah has been removed; basalt footings painted over; sign and an evaporative cooler placed in the entry highlight along with an air conditioning unit on the roof.

How is it significant?

Clarke's grocer's shop and residence is significant historically and aesthetically to West Melbourne.

Why is it significant?

Clarke's grocer's shop and residence is significant.

- Aesthetically, as a custom-designed but traditional Victorian-era corner-shop-form which is typical of row housesuburbs and underscored, in this example, by retention of the rare timber shopfront and the iron framed Melbourne Corporation street verandah. The shop and residence lends variety to the Victorian-era streetscape and is representative of the many modest commissions undertaken by W.H. Webb in the West Melbourne area (Criterion E); and
- Historically, as a corner shop over a long period, the building has played a valuable role in the history of the locality as a place frequently visited by West Melbourne residents (Criterion A).

Ellan Vanan (or Ellan Vannin), Martha Goldsmith's row house

191 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883-4
View of place:	2015

Statement of Significance

What is significant?

This seven room brick row house was erected for a widow, Mrs Martha Goldsmith, in 1883-4, apparently as a major addition to a two room brick house.

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented and bracketed cornice moulds, vermiculated blocks and brackets with a distinctive raised pedimented entablature and balustrading;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- cast-iron double palisade front fence on stone footings.

How is it significant?

Martha Goldsmith's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Martha Goldsmith's row house is significant.

- Historically, as well-preserved and thus representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, for the high integrity of the house and its distinctive cemented detailing (Criterion E).

Lochaber or Cameron house

195 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1896-7
View of place:	2015

Statement of Significance

What is significant?

Lochaber house was built in 1896-7 by Field and French of 103 Haines Street, North Melbourne for the engine driver, Donald Cameron, to the design of prolific local architect, Frederick J. Brearley, also the home of Lieut. D. R. Cameron who was awarded a Military Cross for conspicuous bravery in the field.

Contributory elements include:

- two storey brick and cemented, parapeted row house;
- two colour face brick (cream, brown);
- stylistically derivation from the Italian Renaissance Revival;
- cemented cornice moulds, statuettes, swags, rosettes, foliated blocks and brackets;
- face brick side and rear walls;
- slate clad pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with panelled cast-iron frieze and brackets, and a raised ornamented gablet above the verandah roof;
- double-hung sash windows, with a three light bay at ground floor;
- four-panel entry door and toplight with Edwardian character lead-lighting;
- cast-iron double palisade front fence on dressed stone footings; and
- contribution to a valuable Victorian-era streetscape.

The upper level verandah valence appears incomplete.

How is it significant?

Lochaber is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Lochaber is significant.

- Historically, as the home of one of the West Melbourne elite professions, that of an engine driver, and a local war hero, Lieut. D. R. Cameron, also representative of a major growth period in West Melbourne (Criterion A), and
- Aesthetically, a well-preserved custom-designed and highly ornamented row house within the City and the work of local architect, F. J. Brearley whose practice specialised in inner Melbourne housing (Criterion E).

**Tyns House, part Clark's row houses, 218-220 Adderley Street
218 Adderley Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1882-3
View of place:	2015

Statement of Significance

What is significant?

This row house pair and workshop (218A) were built by prolific West Melbourne contractor John Jones, of Hawke Street for William Clark, of West Melbourne in 1882-3.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, orbs, scrolls and brackets with a raised gabled entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor at 218 and two windows for 220, differentiating Clark's residence;
- quarry tiled verandah;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

William Clark's row houses (and workshop) are significant historically and aesthetically to West Melbourne.

Why is it significant?

Clark's row houses are significant.

- Historically, as well-preserved examples representative of a major growth period in West Melbourne, also linked with local builder John Jones, and a long association with local manufacturer, Joshua Proud, of Proud Brothers (Criterion A); and
- Aesthetically, well-preserved row house pair expressive of West Melbourne Victorian-era residential development as well as contributory to a locally significant streetscape (Criterion E).

John Jones' workshop

218A Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Workshop
Date(s):	1882-3, 2003-4
View of place:	2015

Statement of Significance

What is significant?

This workshop was built by prolific West Melbourne contractor John Jones at the rear of a row house pair at 218-220 he had erected in 1882-3 for William Clark of West Melbourne.

Contributory elements include:

- rear two storey face brick workshop with double-hung sash windows; and
- contribution to valuable Victorian-era lane and street scape.

The workshop has been changed in the conversion for residential use in 2003-4 with altered openings, new joinery in openings, a new mansard roof and added upper level, reducing its integrity.

How is it significant?

John Jones' workshop is significant historically and aesthetically to West Melbourne.

Why is it significant?

John Jones' workshop is significant.

- Historically, as a relatively well-preserved builder's workshop that is representative of a major growth period in West Melbourne (Victorian-era), also linked with prolific local builder, John Jones, as his workshop (Criterion A); and
- Aesthetically, contributory to a locally significant streetscape and lane (Criterion E).

Clark's row house, part 218-220 Adderley Street

220 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1882-3
View of place:	2015

Statement of Significance

What is significant?

This row house pair and workshop were built in 1882-3 by prolific West Melbourne contractor John Jones, of Hawke Street for William Clark of West Melbourne.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, orbs, scrolls and brackets with a raised gabled entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor at 218 and two windows for 220, differentiating Clark's residence;
- quarry tiled verandah;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

William Clark's row houses and workshop are significant historically and aesthetically to West Melbourne.

Why is it significant?

Clark's row houses are significant.

- Historically, as well-preserved examples representative of a major growth period in West Melbourne, also linked with local builder John Jones, and a long association with local manufacturer, Joshua Proud, of Proud Brothers (Criterion A); and
- Aesthetically, well-preserved row house pair expressive of West Melbourne Victorian-era residential development as well as contributory to a locally significant streetscape (Criterion E).

William French house

263 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

The was one of two houses William French built there in 1875 as an investment on his original crown allotment of 1865. The mural on the side wall highlights the public debate in Australia over nuclear power.

Contributory elements include:

- Two-storey, stuccoed brick house, with a parapeted classical façade as a key corner element in the streetscape;
- stuccoed and ruled side elevation with 'radioactive' anti-nuclear mural (painted by owner c.1975-6);
- distinctive arcaded ground-level verandah following the Italian Renaissance Revival style;
- cast-iron columns, set on cement trapezoidal bases, supporting the three loggia arches, with their drip-moulds terminating on bosses;
- tiled verandah floor;
- elegant cemented detailing including moulded upper level window architraves with pediments and bracketed sills, a fluted string-frieze marking the storey-line;
- double-hung sash timber windows;
- early enamel street sign on side wall; and
- an iron picket fence at the frontage.

One chimney cornice has been removed and although the added mural is not contemporary with the residence, it has its own value as an early street-art political statement on nuclear energy. A basket ball hoop and backing board have been added to this elevation.

How is it significant?

The William French house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The William French house is significant.

- Aesthetically, the house marks the early period of Italian Renaissance Revival stylistic influence on Melbourne architecture, with the relatively uncommon arcaded form and refined detailing, and it is externally near original (Criterion E); and
- Historically, the house is the best of a number of buildings by French at this corner, thus typifying the predominance of builder-owners in West Melbourne who developed their Crown Grants and amassed considerable wealth. The mural has historical interest as an early public art political statement, in this case on nuclear power that was very topical at the time (Criterion A).

Heaton House or John Greenwood's house

279 Adderley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1888
View of place:	2015

Statement of Significance

What is significant?

Heaton House was built by John Greenwood a successful West Melbourne contractor.

Contributory elements include:

- a two-storey, parapeted and stuccoed double-fronted Victorian-era brick house;
- a two-level cast-iron verandah, with a bullnose profile roof and ornate cast iron detailing;
- siting on an unusual triangular block, facing the bay, offering counterpoint to the streetscape and prominent corner siting;
- corniced and parapeted classically detailed form which is typical of earlier buildings in the austerity of its ornament;
- rectangular raised parapet entablature, which bears the house name,
- central acroterion with scrolls;
- openings with cemented architraves; and
- French doors central to the upper level.

The fence has been replaced (possibly timber picket adjoining a capped corrugated iron fence). Part of the side-wall face brick is painted. A recent and major unrelated development abuts at the rear and dominates the side elevation of the house. An unrelated upper level rear addition is publicly visible from Railway Place.

How is it significant?

The John Greenwood house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The John Greenwood house is significant.

- Aesthetically, the house's austere ornament and scale achieves importance from its unusual siting, original detail and prominent position (Criterion E); and
- Historically, another of the owner-builder developers of Adderley Street (Refer William French and Henry Cropley) and the area generally: in this case, resulting in a large house as a mark of success. Greenwood was one of West Melbourne's wealthiest residents and achieved some notoriety from a nationally publicised court case (Criterion A).

Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.

Varies Batman and Jeffcott Streets, Boughton Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory group
Date(s):	1920-1940
View of place:	2015

Statement of Significance

What is significant?

This Inter-war industrial precinct includes well-preserved Interwar industrial sites.

Contributory sites include:

- W. K. Burnside Pty. Ltd. group, 34-36, 38 Jeffcott Street 1920s-1930s;
- Excelsior Manufacturing Works, 45-47 Batman Street;
- Keep Brothers and Wood bulk store, 55-67 Batman Street, 1924; and
- Boughton Place Melbourne Electricity Supply sub-station.

Contributory elements in the precinct include:

- parapeted face brick and stucco one and two storey factory streetscapes;
- zero front and side setbacks;
- use of red and manganese body brickwork, cemented and heeler brick detailing;
- originally steel-framed windows, with multi-pane glazing;
- some glass brick window groups; and
- use of terracotta tiles to the O'Donnell building façade as backing to Gill Sans style metal lettering 'W. O'Donnell Engineer'.

Many contributory elements have been redeveloped but are still legible.

How is it significant?

This Inter-war Batman and Jeffcott Streets industrial precinct is significant historically and aesthetically to West Melbourne.

Why is it significant?

This Inter-war Batman and Jeffcott Streets industrial precinct is significant.

- Historically, as representative of the Interwar growth in industrial and engineering uses in West Melbourne, near the railway, as the City grew and transport nodes developed at North Melbourne; also for the contribution of some of the factories to the Second War effort, one in engineering and the other as a canning factory (Criterion A); and
- Aesthetically, as a well-preserved examples of Interwar industrial design over the two decades of the period highlighted by the O'Donnell building's significant Moderne design by the style's renowned practitioners, Marsh and Michaelson and the landmark Keep Brothers and Wood bulk store, designed by Arthur and Hugh Peck Architects (Criterion E).

St James Anglican Old Cathedral

2-24 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Church
Date(s):	1837-, 1914
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Heritage Victoria Register number: H11

What is significant?

St James Old Cathedral was constructed on a Crown grant site of five acres of land bounded by Collins, William and Bourke Streets with the foundation stone being laid on 9 November 1839 by Charles Joseph La Trobe, Superintendent of the District of Port Phillip. A simple timber pioneer church which preceded it was built with funds largely subscribed by Presbyterians and other denominations who made up the small community. Opened on 11 February 1837, St James was designed by Robert Russell, a London architect and surveyor who had arrived in Melbourne from Sydney on 5 October 1836. The Colonial Georgian building was constructed on bluestone footings of locally quarried sandstone. The unfinished building was opened for worship on 2 October 1842, and it was completed in 1847. The Anglican Diocese of Melbourne was founded in 1847, and on 29 June 1847 Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. He was enthroned in St James on 28 January 1848, and St James became the first Cathedral church of the new diocese, although it was not consecrated until 1853. When St Paul's Cathedral opened for worship on 22 January 1891 St James reverted to the status of a parish church. The diminished congregation, pressure of occupying valuable city land, and maintenance problems resulted in the church narrowly escaping demolition. It was relocated stone by numbered stone to its present site under the direction of Messrs Thomas Watts and Son, architects, re-consecrated by Archbishop Lowther Clark, and re-opened for worship on 19 April 1914. Changes made to the original design at the time of relocation include reorientation from east west to north south, the tower shortened by one stage, the main ceiling lowered a little, the sanctuary shortened by a few inches, the space between the main gallery remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

How is it significant?

St James Old Cathedral is of historical and architectural significance to the State of Victoria.

Why is it significant?

St James Anglican Old Cathedral is significant.

- It is of historical importance as the first Cathedral in Melbourne, the earliest surviving church in Victoria, and one of Melbourne's earliest surviving buildings.
- It is of architectural importance as a rare example in Melbourne of a Colonial Georgian style building of simple design and pleasing proportions with Greek detailing at the doorways, and the only known surviving work of architect Robert Russell. Although he worked in London with eminent English architect John Nash, the style reflects his experiences in Sydney, especially the work of his contemporary Francis Clarke as well as of Francis Greenway. The interior is

important for rare and unusual features for Victoria, such as the traditional box pews of cedar, side galleries or Vice- Regal boxes originally for the use of Governor La Trobe and the Chief Justice, Baptismal font with the white marble bowl probably dating from the 17th century and coming from St Katherine's Abbey on the banks of the Thames, two mahogany pulpits presented by the ladies of the congregation in 1847. The World War 1 honour board carved by well known master wood carver Robert Prenzel and the World War 2 honour board which was copied from the earlier honour board. The stained glass windows are also of note with the 'east window' being possibly by the Melbourne firm of Ferguson and Urie, and the five windows by Christian Waller, wife of artist Napier Waller.

See more at: <http://vhd.heritagecouncil.vic.gov.au/places/767#sthash.ESRCTECa.dpuf>

W. O'Donnell Engineer works, part 33-47 Batman Street

33-43 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1940-1
View of place:	2015

Statement of Significance

What is significant?

Brick factory erected in 1940 for W O'Donnell engineer as designed by well known architects, Marsh and Michaelson Architect and Engineer.

Contributory elements at 33-43 Batman Street include:

- parapeted face brick single storey Modernist style factory;
- manganese and body brickwork, with heeler bricks to wall piers;
- steel framed windows, with multi-pane glazing and hopper sashes set between piers;
- glass brick window groups;
- 6"x6" terracotta tiles to façade (painted over) as backing to Gill Sans style metal lettering 'W. O'Donnell Engineer' and applied to piers at entry;
- roller shutter entry to factory floor with stone kerbed crossing;
- gabled front roof bay, and formerly steel sawtooth trusses with matching parapets, now modified but seen in profile in part on east face; and
- contribution to an Interwar industrial streetscape and precinct with factories adjoining on the west and south.

A major multi-storey development, set behind the first roof bay, has been added since 1985, reducing the integrity of the place and focussing on the façade and side-wall sawtooth profile.

How is it significant?

The W. O'Donnell Engineer factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The W. O'Donnell Engineer factory is significant.

- Historically, as representative of the growth in industrial and engineering uses in West Melbourne as the central business district grew, located near the railway and additional transport nodes developed at North Melbourne (Criterion A); and
- Aesthetically, as a superb and well-preserved example of Moderne design by the style's renowned practitioners, Marsh and Michaelson (Criterion E).

Gollin and Co. Pty. Ltd. bulk store remnant
40 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Store
Date(s):	1915
View of place:	2015

Statement of Significance

What is significant?

Façade of a two-storey brick store built by Clement Langford, for successful general merchant and import firm, Gollin and Co of Melbourne, to the design of the noted architect Charles D'Ebro, in 1915. The building was reduced to a façade and side walls for a seven unit apartment block in 1999.

Contributory elements include:

- red brick two level parapeted façade and side walls with raised parapet arch; and
- punched fenestration, siting on the street.
- Bricks rendered and painted over, openings altered, windows and doors gone; roof gone.

How is it significant?

Gollin and Co Pty. Ltd. Bulk store remnant is significant historically to West Melbourne.

Why is it significant?

Gollin and Co Pty. Ltd. Bulk store remnant is significant.

- Historically, as symbolic of a successful Australian importing firm, Gollin and Company (Criterion A).

Keep Brothers and Wood bulk store, later Batman Hill Apartments

55-67 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1923-4
View of place:	2015

Statement of Significance

What is significant?

Warehouse constructed in 1923-4 for coachbuilders, ironmongers and importers, Keep Bros and Wood's to the design of well known architects, Arthur and Hugh Peck.

Contributory elements include:

- four-storey Edwardian warehouse built to the property line, providing massive scale to the street and relating well to nearby similarly monumental red brick buildings such as the Sands and McDougall complex and Goetz and Sons Pty. Ltd.;
- façade divided into 7 bays by giant order red brick piers;
- face red brick walls with terra-cotta wall vents, rendered spandrel panels and lintols;
- bullnose brick sills;
- multi-pane glazing to window pairs or groups (timber-like metal framing changed from original steel frames), set within vertical strips surmounted by an arched window within each end bay;
- transverse gabled corrugated galvanised steel roof concealed behind a rendered parapet;
- stepped raised parapet entablatures for each major bay, the central one bearing the words KEEP BROS AND WOOD PTY LTD in raised cemented lettering; and
- contribution to an Interwar industrial streetscape and precinct with factories adjoining on the east and south.

As part of the building's conversion to residential use, steel-framed balconies have been added to the facade, along with a small canopy at the entrance. Aluminium framed windows (to match a timber framed type) have replaced the original metal framed windows, with some reduction in the place integrity.

How is it significant?

The Keep Brothers and Wood warehouse is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Keep Brothers and Wood warehouse is significant.

- Historically, this well-preserved building is highly representative of the substantial warehousing and industrial buildings which were constructed in West Melbourne in the early twentieth century, and is closely linked with the major coachbuilders, ironmongers and importers, Keep Bros and Wood (Criterion A); and
- Aesthetically, the building is a substantially intact example of an Interwar warehouse on an impressive scale, and which is a dominant element in the streetscape and the work of important architects, Arthur and Hugh Peck Architects. It relates well to other red brick warehouses and factories in the locality (Criterion E).

Sands and McDougall Pty Ltd box factory, part proposed Sands & McDougall precinct

83-113 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1927-8, 1937-1940
View of place:	2015

Statement of Significance

What is significant?

Box factory built for stationery manufacturing firm, Sands and McDougall Pty. Ltd., in two stages, 1927-8 and 1937, to the design of Industry specialist, the architects, Arthur and Hugh Peck.

Contributory elements include:

- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings;
- some vertical boarded external doors; and
- strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

Most windows have been replaced in a related manner.

How is it significant?

The Sands and McDougall Pty. Ltd. box factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sands and McDougall Pty. Ltd. box factory is significant.

- Historically, as a well-preserved major industrial element in a nationally known complex; symbolic of the influence of railway expansion in the area and the benefits of location in West Melbourne; closely linked with the Sands and McDougall firm and described at its initiation as the largest factory yet built in Melbourne (Criterion A); and
- Aesthetically, a bold Modernistic design in red brick as a 1920s precursor to modern commercial building in the Melbourne Central Business District and a major streetscape element in a significant group of red brick industrial structures (Criterion E).

Autocar Industries Proprietary Limited Assembling and Motor Body Works

100-154 Batman Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1925-
View of place:	2015

Statement of Significance

What is significant?

Assembling and Motor Body Works for Autocar Industries Proprietary Limited built up from 1925 to the design of architects Browning, Bladen and Dare, as a major step in industrialisation after World War One and a direct reflection of the massive increase in motor car sales in Victoria as well as the protective measures of government tariffs.

Contributory elements include:

- two, three and four level red brick parapeted factory;
- simple cemented covered cornice with moulded insignia on Batman Street elevation;
- regularly spaced structural frame as expressed by the fenestration;
- regularly arranged rectilinear window openings;
- continuous reinforced concrete lintols;
- multiple gabled roof bays behind the parapet; and
- brick tower on Batman Street elevation assumed to contain a water tank.

Superficial external renovation with empathetic changes to window joinery, addition of glazed foyers.

How is it significant?

The Autocar Industries Proprietary Limited motor body works is significant historically to West Melbourne and the City of Melbourne.

Why is it significant?

The Autocar Industries Proprietary Limited motor body works is significant.

- Historically, as a large and well-preserved expression of the massive increase in motor vehicle ownership in Victoria, the supportive role of government that used tariffs to promote local industries, and the embodiment of new assembly line motor vehicle production technique that was noted for use of the sloping site in its ramped floor construction (Criterion A).

Alexander Cooper's house

16 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1866-
View of place:	2015

Statement of Significance

What is significant?

Row house built by successful contractor, Alexander Cooper in 1866.

Contributory elements include:

- two-storey, unpainted stuccoed stone house;
- stucco detailing consists of a simple cornice, plain ogee curved verandah end-walls and pedestals for urns (urns now gone);
- a two-level verandah of timber supported on unusual and slender circular section iron columns with subtly expressed capitals;
- keyhole pattern fretted verandah valences, in the Gothic manner;
- early trim colour scheme of cream and maroone;
- related but not original timber balustrade slatting turned at a diagonal to the railing (similar to early fence designs);
- French door central to upper level; and
- a stone-piered, iron picket front fence.
- Bellied cast-iron balustrading on both levels has been replaced.

How is it significant?

Alex Cooper's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alex Cooper's house is significant.

- Aesthetically, this house is strongly evocative of its early Victorian-era construction, given the unpainted stucco and old trim colours, also the visible stone work is an uncommon material and the house contributes to a streetscape (Criterion E); and
- Historically, the house was built by the original grantee and an owner-builder typical of the many in the West Melbourne area and particularly in this street. Alexander Cooper died a very wealthy man and was linked to a number of major contracts, including the Williamstown graving dock pier (Criterion A).

Alexander Cooper's row houses, part 18-26 Capel Street

18 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91.

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house (Criterion E); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs (Criterion A).

Cooper's row houses, part 18-26 Capel Street

20 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91.

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house (Criterion E); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs (Criterion A).

Cooper's row houses, part 18-26 Capel Street

22 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91.

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses;
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house (Criterion E); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs (Criterion A).

Cooper's row houses, part 18-26 Capel Street

24 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91.

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house (Criterion E); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs (Criterion A).

Cooper's row houses, part 18-26 Capel Street

26 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1890-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built by successful West Melbourne contractor, Alexander Cooper, in 1890-91.

Contributory elements include:

- a two-level, unpainted and ruled stucco brick row of five houses
- two-storey ornate cast-iron verandahs, panelled friezes and attached finished brackets and iron posts;
- tiled verandah floor;
- corniced and parapeted roof lines, ornamented with panelled verandah wall faces, with urns and orbs;
- timber double-hung sash windows;
- four panel entry door with toplight;
- iron picket front fences; and
- early trim colour scheme of cream and maroone.

An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 Capel Street. The row is a key part of the part of the significant Capel Street residential streetscape. Parapet orbs are missing from 26, 22 and 18.

How is it significant?

Alexander Cooper's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's row houses are significant.

- Aesthetically, a very well-preserved example of a common row house type, as exhibited by the unpainted stucco and the early trim colours. The row is a key part of the Capel Street streetscape in form, detail and siting as well as being the nearest to original condition for a West Melbourne Victorian-era row house (Criterion E); and
- Historically, built by a Capel Street Crown Grantee of 1859 and a long-time resident of the area, Alex Cooper, a successful and wealthy contractor and owner-builder like Touzel, Dean and Noble, all active in the same street and era and typical of the Victorian-era West Melbourne entrepreneurs (Criterion A).

Rob Roy Hotel

32-34 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1871
View of place:	2015

Statement of Significance

What is significant?

The former Rob Roy Hotel was constructed and owned by prolific West Melbourne builder, Michael Moran, in 1871. From c1875 it is described as a brick shop.

Contributory elements include:

- a two-storey, stuccoed brick building with a corniced and parapeted roof line;
- gabled side parapet and exposed face brick north side wall;
- Italian Renaissance Revival style cement detailing of flat window pediments and architraves also moulded and cemented chimneys;
- a moulded storey string mould and unusual, plainly-expressed, scalloped acroteria at the parapet; and
- coupled upper windows provide the central emphasis to parallel the wide, bracketed and pedimented entrance below (now altered).

To the north is a single-level residence which shares simplified moulding lines with its neighbour as well as quoins.

The entrance had been altered but has been revised to the presumed early bipartite form like the upper windows.

Another key part of significant Capel Street residential streetscape, the hotel relates well to 26 of 18-26 Capel Street and is similar in scale to 62-4 and 80-6 Capel Street, with shared form, detail and site disposition with 38, 44-2, 66-78 Capel Street.

How is it significant?

The former Rob Roy Hotel is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The former Rob Roy Hotel is significant.

- Aesthetically, as a near original example of a typical early Victorian-era hotel or commercial form with added unusual detail and fenestration and as an important and early part of the significant Capel Street residential streetscape (Criterion E); and
- Historically and socially, representative of a public accommodation use, as an hotel or boarding house, within this formerly residential street and thus as a focus of social activity (Criterion A).

Florence, or Hawkins house

36 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

Cottage built for William Hawkins in 1865.

Contributory elements include:

- single storey cemented single-fronted cottage;
- small scale;
- parapeted form with moulded cornice;
- moulded architraves to openings with quoining;
- gabled roof clad with slate behind parapet;
- cemented chimney with panelled shaft and cornice, plus terra-cotta pot;
- double-hung sash window;
- four-panel entry door and toplight;
- stone plinth; and
- contribution to significant Victorian-era streetscape.

Side parapet wall may have been rebuilt and the chimney extended.

How is it significant?

Florence or Hawkins house is significant historically to West Melbourne.

Why is it significant?

Florence or Hawkins house is significant.

- Historically, as representative of the early stage of the major post Gold Rush population growth at West Melbourne in the Victorian-era period and the minute size of some of the houses built at that time to serve the rising demand (Criterion A).

Infill housing

40-60 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Apartments
Date(s):	1988-1990
View of place:	2015

Statement of Significance

What is significant?

Infill government public housing built 1988-1990 to the design of emerging Melbourne architect, Peter Elliott, in a Post-Modern style.

Contributory elements include:

- mainly two level row house design, similar in scale to nearby Victorian-era row houses;
- vertical divisions at similar intervals to those in nearby Victorian-era row houses;
- stuccoed fenestration walls that emulated Victorian-era verandahs imposed over cream brick wall finishes, with some corrugated iron wall cladding;
- punched window openings, with timber framing;
- metal framed front fences;
- pitched, mainly gabled roof forms, clad with corrugated iron or similar;
- through-way to Peel Street utilising a stone pitched lane; and
- integration into the Victorian-era streetscape.

How is it significant?

Infill housing at 40-60 Capel Street is significant historically and aesthetically to West Melbourne.

Why is it significant?

Infill housing at 40-60 Capel Street is significant.

- Historically, as a well-preserved example of a change in government policy for inner Melbourne public housing (Criterion A); and
- Aesthetically, a good example of Post-Modern design that also served visual integration of large new housing developments in inner urban areas (Criterion E).

Noble's house

62 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1864-1868
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Heritage Victoria Register number: H0630

What is significant?

The Residence at 62 Capel Street, West Melbourne, was built and occupied by Thomas Noble, a carpenter, in 1864. The house was probably built in two stages, the bluestone ground floor of three rooms first, with the second storey, in stuccoed brick, added in the late 1860s to give a total of six rooms. It features a corniced parapet and quoins to lower openings and corners.

How is it significant?

The Residence at 62 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria (and West Melbourne).

Why is it significant?

The Residence at 62 Capel Street, West Melbourne, is of:

- Historical significance as evidence of the early form of residential development in inner Melbourne. The house is built right up to the property line, which was not uncommon during the early period of the city's development when planning regulation was of a rudimentary nature. Nevertheless, the Melbourne Building Act applied to this part of North Melbourne when No. 62 was built, explaining why it was built in stone at a time when many other structures in the area outside the provisions of the Act were being constructed of timber. As a result, No. 62 has survived as an important component of the 19th century streetscape that is still evident in Capel Street. The absence of ornament, especially in the lower storey, and the staged building process reflect the small scale and humble means of the owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Noble, the builder and occupier of this house, built several others in the area.
- Architectural significance as an early residence employing a juxtaposition of stone and stucco work. It also retains early accessories such as the shutters and precise details.

Dean's house

64 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1866
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Victorian Heritage Register number: H631

What is significant?

The Residence at 64 Capel Street, West Melbourne, was built by Joseph Dean probably between 1859 and 1866, possibly in two stages, the second storey being added some time after the first. Dean was a stonemason and lived in the house himself for short periods but generally leased it until selling in 1897. The house is a two-storey parapeted and part-stuccoed building of basalt coursed rubble with sandstone quoins to openings as seen on the north face. The two-level timber verandah has cast-iron frieze panels, bellied iron balustrade panels and a modified square head picket fence. The architraved upper level window has the distinctively early detail of half side-lights, with adjoining hung sashes over a lower panel. Decorative stucco elements include parapet scrolls, a cornice and unusual stylised brackets and rolled mouldings to the side wall faces, set against the stone work.

How is it significant?

The Residence at 64 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria (and West Melbourne).

Why is it significant?

The Residence at 64 Capel Street, West Melbourne is of:

- Historical significance as evidence of the early form of residential development in inner Melbourne. The house is one of the earliest in the area, the land here having been sold in the late 1850s. It provides an excellent example of the kind of buildings erected by the small-scale owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Dean, the builder and occupier of this house, built several others in the area.
- Architectural significance as an example of domestic architecture displaying uncommon early details and cast iron pattern and as an unusual example of combined stone (basalt and freestone) and stucco work.

Elm ('Ulmus' sp.) street trees x2

80, 86 near Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Tree
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

Mature elms ('Ulmus sp.') as an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.

Contributory elements include:

- mature Wych elm ('*Ulmus glabra*') West of 187 Victoria Street (-37.806022, 144.955225)
- mature elm '*Ulmus sp.*' near 80-86 Capel Street (-37.806290, 144.955173); and
- land within five metres of the root ball.

How is it significant?

The elms are significant historically and for their rarity in West Melbourne.

Why is it significant?

The elms are significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of beautification and creation of shade (Criterion A); and
- Rarity, as some of the few remaining examples from a large number of street trees existing at West Melbourne in the 1890s (Criterion B).

Touzel's row houses

80-86 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1867-8
View of place:	2015

Statement of Significance

What is significant?

Row houses built by Phillip Touzel in 1867-8.

Contributory elements include:

- a two-storey, once face brick row of four row houses;
- two level timber verandahs with panelled cast-iron friezes and brackets in an early pattern;
- simply corniced cement façade parapets and chimney shafts, with shallow mouldings,
- transverse gabled main roof line, expressive of the row's early construction;
- cemented party wall detail with panelled and bracketed shapes combined with precise shell and diamond motifs set within and without panels on some houses;
- double-hung sash windows and 4 panel doors with top lights; and
- uncommon Chinese-like timber balustrading which contains a saltire-cross with panelled borders and similar patterned timber front fence panels (recreation based on remaining panels on two houses), evocative of saltire cross balustrading in colonial buildings such as the Regency styled Victoria Barracks NSW 1841-6.

The row, as a whole has been altered in detail but sympathetic recreation of the balustrading and the panelled timber fences has partly remedied this; 84-6 has been stuccoed. This row is a contributing part of the significant Capel Street residential streetscape adjoining its termination (88 Capel and 189 Victoria Street) and sharing its scale, finish and ornament.

How is it significant?

Touzel's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Touzel's row houses are significant.

- Aesthetically, an early house row utilising timber balustrading and fencing as one of the decorative options of the pre-local cast-iron manufacturing period which began in the 1870s and the panel pattern used is rare. Other distinctive attributes of early row house design include the use of plain face brick, panelled serpentine pattern cast-iron friezes, the transverse gabled roof line and slim cement mouldings (Criterion E); and
- Historically, built by Touzel, another of the many owner-builders from the West Melbourne area and particularly this street (Criterion A).

Cleary's houses, part 81-83 Capel Street

81 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1871
View of place:	2015

Statement of Significance

What is significant?

Row houses built by Adams and Hardy in 1871 for West Melbourne bootmaker, Patrick Cleary.

Contributory elements include:

- face brick single storey parapeted house pair;
- coloured brickwork, with brown body and cream detailing;
- cream brick quoining;
- distinctive scalloped brick parapet profile, with a finer scallop under the cornice;
- cemented detail as string mould;
- pitched roof behind the parapet with face brick chimney, with corbelled top;
- timber-framed verandahs with stop-chamfered and corniced timber posts, panelled cast-iron frieze and brackets;
- uncommon cast-iron balustrade as front fence;
- double-hung sash windows;
- four-panel entry doors and toplight;
- later, but uncommon, metal pipe-framed gate; and
- contribution to valuable 19th century streetscape extending into Victoria Street and backs onto the former Fibrini Milling Company mill, also linked with Cleary.

83 Capel Street has been superficially altered, with bricks painted over, chimney gone but 81 provides evidence for restoration.

How is it significant?

Cleary's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cleary's houses are significant.

- Historically, as representative of the first stage representative of a major growth period in West Melbourne, also linked with local North and West Melbourne identity, Pat Cleary (Criterion A); and
- Aesthetically, a distinctive pair of row houses, with uncommon brick and iron detailing and contributory to a valuable residential and commercial Victorian-era streetscape (Criterion E).

Cleary's houses, part 81-83 Capel Street

83 Capel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1871
View of place:	2015

Statement of Significance

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- uncommon cast-iron balustrade as front fence;
- double-hung sash windows;
- four-panel entry doors and toplight;
- later, but uncommon, metal pipe framed gate; and
- contribution to valuable 19th century streetscape extending into Victoria Street and backs onto the former Fibrini Milling Company mill, also linked with Cleary.

83 Capel Street has been superficially altered, with bricks painted over, chimney gone but 81 provides evidence for restoration.

How is it significant?

Cleary's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cleary's houses are significant.

- Historically, as representative of the first stage representative of a major growth period in West Melbourne, also linked with local North and West Melbourne identity, Pat Cleary (Criterion A); and
- Aesthetically, a distinctive pair of row houses, with uncommon brick and iron detailing and contributory to a valuable residential and commercial Victorian-era streetscape (Criterion E).

**Dominick Cleary's workshop, later Fibrini (or Fibrin) Milling Company
83A Capel Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Workshop
Date(s):	1897
View of place:	2015

Statement of Significance

What is significant?

Workshop built for bootmaker, Dominick Cleary, son of West Melbourne bootmaker Patrick Cleary in 1897.

Contributory elements include:

- three level face brick workshop set on a stone pitched lane, with no setbacks;
- punched, regularly spaced fenestration in the manner of Victorian-era industrial buildings; and
- contribution to a small Victorian-era precinct linked with the Cleary family.

The workshop has been converted to a residence with resulting changes to the roof form and new visually related openings; new window joinery resembles the original double-hung sash windows.

How is it significant?

Dominick Cleary's workshop is significant historically to West Melbourne.

Why is it significant?

Dominick Cleary's workshop is significant.

- Historically, for its link with the locally prominent Cleary family of West Melbourne bootmakers and as a rare back-lane workshop, a once more common building type that served the Victoria Street shops, also as a development that marked the end of a major growth period in West Melbourne (Criterion A).

Charles Barber's shop and two residences

1-3 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Shop and two residences (2 Stanley Street or 1-3 Chetwynd Street) built by Holmes and Co. for a cooper, Charles Barber in 1867.

Contributory elements include:

- parapeted, two-storey corner early Victorian-era house and shop and residence in a colonial Georgian style;
- walls of coursed random rubble basalt masonry (part tuck-pointed), with quarry faced quoins at the corners and openings, a gabled parapet to the north end with engaged chimney and parapet string mould;
- corrugated iron clad hipped and gabled roof;
- multi-paned double-hung sash windows;
- steel lugs on corner splay upper level one supporting a business sign for the shop;
- one six-pane early shop display or show window and one four-pane window located either side of the corner shop entry door facing Stanley and Chetwynd Street;
- four-panelled door pair with toplight for the corner shop entry, differing from the four-panel doors to the residential entries adjoining;
- siting on the street alignment; and
- early enamelled blue and white street name plate, fixed to the wall in the traditional way.

This is a major corner building at the brow of the Chetwynd Street hill, linked with the later 9 Chetwynd Street, and 5, 7 and 8 Stanley Street by period detail and parapeted form: a key part of this significant streetscape. Some elements have been renewed.

How is it significant?

Charles Barber's shop and residence row is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Charles Barber's shop and residence row is significant.

- Aesthetically, the building has a high integrity to its construction date, with an uncommon and well-laid wall material (basalt) that is closely identified with stone quarries in western Melbourne, also an unusual combination of uses for the area, a visibly early construction date by the use of face stonework and occupying a prominent corner site in a significant streetscape (Criterion E); and
- Historically, owned and occupied by Barber over a long period, as a successful West Melbourne cooper, an essential trade for the nearby manufacturing works (Criterion A).

Shoreham, or Duke's house and stable

9 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1898
View of place:	2015

Statement of Significance

What is significant?

House built for carriage builder Walter Duke by McConnell and McIntosh, in 1898 to the design of locally prominent North Melbourne architect, William H Webb.

Contributory elements include:

- an ornately decorated, two-storey face-brick and stucco house;
- brown and red bricks to the facade, side and rear elevation, white bricks as part architraves and quoining;
- a two-level ornate cast-iron verandah with iron posts and brackets and masonry side walls with archways set with coloured glazing at the ends;
- double-hung arched sash windows, with intricately ornamented cemented architraves;
- iron picket fence on a dressed stone plinth;
- two-level brick Victorian-era stable on rear boundary;
- rare ornamental brick side fence connected to the stable (stable and fence bricks painted over);
- a pired and balustraded parapet, with a central raised segment-arched entablature bearing the name Shoreham and the date 1898 set in cemented Arts and Crafts leaf patterns, a dentilated cornice with a foliated frieze to the secondary entablature and tympanum;
- candle-snuffer pinnacles to the verandah walls supported by deep brackets which are repeated at the storey line, as are the pinnacles on the fence piers;
- balloon arches in the iron friezes, reflect the full arched openings, which are picked out with white brick and flanked by colonettes; and
- a richly detailed fanlight to the doorway with its richly panelled side-lights.

The northern fence post is missing a pinnacle and parapet urns are missing. Bricks painted over on stable and garden wall.

The house is a significant and contributing part of a group of 19th century houses pivoting around 1-3 Chetwynd Street and including 8, 2 Stanley Street, 5-7 Chetwynd Street and the distant but similar 21-25 Chetwynd Street; its flanks a stone pitched laneway that leads past the rear stable.

How is it significant?

Shoreham is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Shoreham is significant.

- Aesthetically, as a richly and skilfully decorated, near original house that has been described as one of the best of its type in Melbourne and part of a significant and related streetscape. Also one of the best works of the local architect William H Webb who was a prolific house designer and prominent in local community groups and movements (Criterion E); and
- Historically, owned by a man of the horse-trade allied industry of carriage building and later with the railways department, two occupations that are particularly pertinent to West and North Melbourne with their proximity to the horse markets and the large railway complex nearby (Criterion A).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

12 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

14 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Gardini Motor Company garage

15-19 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Workshop
Date(s):	1923-4
View of place:	2015

Statement of Significance

What is significant?

Motor garage designed by architect B. Dunstan Reynolds in 1923 for Bruto Gardini of the Gardini Motor Company and built by Joseph Seccull mid 1924.

Contributory elements include:

- single level brick and cement parapeted façade;
- facade set out in three bays with dividing pilasters and a raised central gabled entablature;
- cement capping and string mould;
- name panel on the centre parapet bay 'Gardini Motor Co.'; and
- pitched roof behind, clad with corrugated iron or similar (modified).

Major internal changes for new use, visually related doors and multi-pane glazing added into existing openings (originally steel framed windows). Added upper level, part render removed.

How is it significant?

Gardini Motor Company garage is significant historically and aesthetically to West Melbourne.

Why is it significant?

Gardini Motor Company garage is significant.

- Historically, as a representative of emerging commercial and industrial uses in the Interwar period in West Melbourne linked with greater transport opportunities also a reflection of the rising motor trade in the area at a time when car ownership was increasing rapidly and an example of a West Melbourne Italian immigrant enterprise (Criterion A); and
- Aesthetically, a custom design for a motor garage at the threshold of this emerging industry, using classical motifs for a new building type (Criterion E).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

16 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a hemi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street;
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- doors were typically 4 panel with two-light toplights (16 Chetwynd Street door now Edwardian-era, 70-74 Rosslyn Street changed);
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

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Why is it significant?

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

18 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

20 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

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- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd., Liberty Corsets factory, now part Norwellan House

44 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1930-2, 2003
View of place:	2015

Statement of Significance

What is significant?

Greek Revival factory extension for corset manufacturer Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. designed by architects in conjunction, A. A. Fritsch Jnr. and M. C. Clayton.

Contributory elements include:

- cemented Greek Revival façade on five levels including an attic storey above the main cornice;
- giant order pilasters under the main cornice marking three bays in the façade;
- paired pilasters above the main cornice;
- face brick side wall with over painted early business sign citing 'corsetry and beachwear';
- flat main roof with raised pedimented and cemented penthouse on north side;
- gabled pediment to attic storey with company logo;
- bracketed cement hood over main entry; and
- contribution to significant Symington industrial complex with a range of architectural styles.

Recently this building was converted to residential use but the street façade remains relatively well-preserved: window joinery has been replaced. Unrelated addition to penthouse on north face above parapet.

How is it significant?

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. corset factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Symington, R.H. and W.H. and Company (Aust) Pty. Ltd. corset factory is significant.

- Historically, for the close links with the major undergarment maker as well as achieving national publicity as a model work place, also symbolic of the new industrial techniques employed during the Interwar period in Victoria, with greater awareness of staff facilities (Criterion A); and
- Aesthetically, a custom designed and large factory that departs from the more austere industrial buildings nearby in North and West Melbourne with contemporary Greek Revival styling (Criterion E).

Spence's row houses, part 62-66 Chetwynd Street

62 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful West Melbourne confectionery businessman, James Brown Spence, by local contractor, James Amess in 1884-5 to a design by the renowned William Pitt.

Contributory elements include:

- a brick row house pair of one storey;
- unusual siting and elevated form;
- parapeted and stuccoed, with a pedimented raised entablature central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side;
- iron verandah brackets, friezes and balustrade using the Angus McLean's pattern of 1877;
- three light double-hung sash windows;
- entry with side and top lights; and
- iron palisade front fences set on dressed stone plinths with cemented and capped masonry piers, high retaining walls to the verandahs and a long, distinctive scalloped garden dividing-wall between.

There is a small unrelated shed added to the front yard of one of the houses.

The three houses (62-66 Chetwynd Street) are sited high on an embankment and well back from the street but are a relatively isolated trio from the mainstream Victorian and Edwardian-era streetscape.

How is it significant?

Spence's row houses are significant historically (62-66) to West Melbourne and aesthetically (62-64) to West Melbourne and the City of Melbourne.

Why is it significant?

Spence's row houses are significant.

- Aesthetically, the pair (62-64) was designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet, Collins Street fame). The pair represents an original example of the low number of small residential commissions known from Pitt's hand and reflects his skill in the use of the elevated site and the dividing garden wall to direct attention to the central parapet pediment. It is an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade (Criterion E); and
- Historically, (62-66), for the association with Spence who ran a successful local business and was prominent in West Melbourne and Hotham civic affairs and as another example of small developments by local residents, alongside their homes (Criterion A).

Spence's row houses, part 62-66 Chetwynd Street

64 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful West Melbourne confectionery businessman, James Brown Spence, by local contractor, James Amess in 1884-5 to a design by the renowned William Pitt.

Contributory elements include:

- a brick row house pair of one storey;
- unusual siting and elevated form;
- parapeted and stuccoed, with a pedimented raised entablature central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side;
- iron verandah brackets, friezes and balustrade using the Angus McLean's pattern of 1877;
- three light double-hung sash windows;
- entry with side and top lights; and
- iron palisade front fences set on dressed stone plinths with cemented and capped masonry piers, high retaining walls to the verandahs and a long, distinctive scalloped garden dividing-wall between.

There is a small unrelated shed added to the front yard of one of the houses.

The three houses (62-66 Chetwynd Street) are sited high on an embankment and well back from the street but are a relatively isolated trio from the mainstream Victorian and Edwardian-era streetscape.

How is it significant?

Spence's row houses are significant historically (62-66) to West Melbourne and aesthetically (62-64) to West Melbourne and the City of Melbourne.

Why is it significant?

Spence's row houses are significant.

- Aesthetically, the pair (62-64) was designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet, Collins Street fame). The pair represents an original example of the low number of small residential commissions known from Pitt's hand and reflects his skill in the use of the elevated site and the dividing garden wall to direct

attention to the central parapet pediment. It is an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade (Criterion E); and

- Historically, (62-66), for the association with Spence who ran a successful local business and was prominent in West Melbourne and Hotham civic affairs and as another example of small developments by local residents, alongside their homes (Criterion A).

Spence's row houses, part 62-66 Chetwynd Street

66 Chetwynd Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1870-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful West Melbourne confectionery businessman, James Brown Spence, by local contractor, James Amess in 1884-5 to a design by the renowned William Pitt.

Contributory elements include:

- a brick row house pair of one storey;
- unusual siting and elevated form;
- parapeted and stuccoed, with a pedimented raised entablature central to the pair with an acroterion at the apex, scrolls, swags and balustrading on either side;
- iron verandah brackets, friezes and balustrade using the Angus McLean's pattern of 1877;
- three light double-hung sash windows;
- entry with side and top lights; and
- iron palisade front fences set on dressed stone plinths with cemented and capped masonry piers, high retaining walls to the verandahs and a long, distinctive scalloped garden dividing-wall between.

There is a small unrelated shed added to the front yard of one of the houses.

The three houses (62-66 Chetwynd Street) are sited high on an embankment and well back from the street but are a relatively isolated trio from the mainstream Victorian and Edwardian-era streetscape.

How is it significant?

Spence's row houses are significant historically (62-66) to West Melbourne and aesthetically (62-64) to West Melbourne and the City of Melbourne.

Why is it significant?

Spence's row houses are significant.

- Aesthetically, the pair (62-64) was designed by the distinguished architect, William Pitt (of the Rialto and Olderfleet, Collins Street fame). The pair represents an original example of the low number of small residential commissions known from Pitt's hand and reflects his skill in the use of the elevated site and the dividing garden wall to direct attention to the central parapet pediment. It is an unusually sited row house pair (above and distant from the street) with uncommon original elements such as the balustrade (Criterion E); and
- Historically, (62-66), for the association with Spence who ran a successful local business and was prominent in West Melbourne and Hotham civic affairs and as another example of small developments by local residents, alongside their homes (Criterion A).

Monaltrie House or George Small's house

1 Curzon Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1888
View of place:	2015

Statement of Significance

What is significant?

House built for engineer, George Small in 1888, designed by prolific local architect, A.E. Duguid and erected by builder, James Bailey.

Contributory elements include:

- a free-standing two-storey stuccoed double-fronted brick house, with parapeted roofline, and hipped corrugated iron clad roof behind;
- red brick to side and rear walls;
- simple Italian Renaissance Revival styling;
- siting at an unusual obtuse angle following that of Hawke and Curzon Street, as a corner site terminating single storey rows of earlier but similar Victorian-era cottages in both streets;
- one bay built at the street alignment, whilst the other is set back to accommodate the verandah;
- two-level iron cast-iron verandah with frieze, integral fan brackets, posts and a convex verandah roof;
- encaustic tiled verandah floor with a stone threshold;
- iron double palisade picket fence;
- three light double-hung sash windows, two windows on forward bay with shaped cemented architrave;
- Edwardian-era five panel half glazed door with Edwardian-era pattern leadlight top light, assumed installed after sale of the house in the early 1900s;
- cemented rosettes and brackets set under the eaves within the cornice entablature;
- vermiculated blocks and brackets to verandah end walls and cornice termination; and
- contribution to Victorian-era residential streetscape in Hawke Street, extending into Miller and Spencer Streets.

The enamelled street name sign described in North and West Melbourne Conservation Study 1983 is not on the building. Other changes include the upper level verandah door, and removal of both chimney cornices.

How is it significant?

Monaltrie House or George Small's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Monaltrie House or George Small's house is significant.

- Aesthetically, a relatively unusual villa form for an inner suburban row house area such as West Melbourne, being more common in middle suburban detached villa areas, and a large house for the era and area; adherence to the street frontages adds to the visual distinction of the house and it is a key element in a significant Victorian-era residential streetscape. The house was custom designed by A.E. Duguid who was responsible for some significant works in West Melbourne and surrounding districts, and near original and prominently sited (Criterion E); and
- Historically, the house represents a major growth era in West Melbourne building, being the Victorian-era (Criterion A).

El-Rae or Geuer's house

38 Dryburgh Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1909-10
View of place:	2015

Statement of Significance

What is significant?

House built by Kensington builder, Thomas E. Radcliffe for railways engine-driver Charles John Geuer of West Melbourne in 1909-10.

Contributory elements include:

- double-fronted tuck-pointed red brick detached villa;
- M-hip profile main roof with gable set into front hip;
- Federation Bungalow styling;
- slate cladding to main roof, with terra-cotta cappings and face brick chimneys with cemented cornices;
- parapeted side walls, with foliated cemented brackets;
- timber framed bullnose profile verandah clad with corrugated iron and detailed with timber fretted brackets, set on turned posts;
- boxed window bays to facade, with top and bottom casement sashes;
- rare pipe-framed front fence set on cement plinth and gate with scrolled metal strapping;
- panelled entry door with top and side lights; and
- contribution to a Victorian-era and Edwardian-era streetscape.

How is it significant?

El-Rae or Geuer's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

El-Rae or Geuer's house is significant.

- Historically, as well-preserved and thus representing well the second major development phase of West Melbourne in the Edwardian-era also an investment house for one of the key occupations among West Melbourne workers, that of an engine-driver (Criterion A); and
- Aesthetically, a well-preserved example of a Federation Bungalow style house, with a rare front fence (Criterion E).

Alexander Cooper's house

2 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

House built by West Melbourne, builder and stonemason, Alexander Cooper in 1868.

Contributory elements include:

- slated hip-roof attached house with stuccoed walls set on a quarry-face basalt footing;
- cemented and corniced chimney shaft with terra-cotta pots;
- face brick side and rear walls;
- siting on a splayed, corner street-alignment creating an uncommon angled and picturesque form;
- simply moulded string mould, eaves cornice, architraves and early wooden shutters to openings are all evocative of the houses' early construction date;
- double-hung sash window to Peel Street, formerly two to Dudley Street (now single pane) also double-hung sash windows multi-pane glazing to rear service wing;
- small rear yard, bounded by a basalt wall, opening onto Peel Street;
- early enamelled street sign on wall; and
- performing an important corner role on a site that is adjacent to significant residential streetscapes (see 16-26 Capel Street), major parts of which were also built by Cooper.

The three-panel entry door is an Edwardian-era addition but contributory; added timber skillion on rear face; double-hung sash windows have been replaced with single pane; and added roller shutter to stone yard wall.

How is it significant?

Alexander Cooper's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Alexander Cooper's house is significant.

- Aesthetically, as an early and near original example of a relatively uncommon row house form which occupies a key corner site near a related Victorian-era residential streetscapes also built and designed by Cooper (16-26 Capel Street) (Criterion E); and
- Historically, developed by an early land holder and important developer in the West Melbourne area-Cooper was the original Crown Grantee and one of the more successful owner-builders typical of the West Melbourne area, particularly in nearby Capel Street. Alexander Cooper died a wealthy man and was linked to a number of major contracts, including the Williamstown graving dock pier and as such was one of West Melbourne's successful businessmen (Criterion A).

Moreland Smelting Works factory

27-31 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1900
View of place:	2015

Statement of Significance

What is significant?

The Moreland Smelting Works warehouse was erected in 1900 for engineer, J. A. Sinanian who was also its designer.

Contributory elements include:

- Edwardian Baroque styled red brick and cemented one-level façade to Dudley Street;
- face brick side and rear walls;
- pitched main roof behind the façade;
- zero setbacks;
- segment arched raised broken pediment, with cemented foliation in the tympanum;
- parapet panels bearing the words 'metal Merchant' and 'Est. 1888';
- main cornice, panelled entablature with detailing;
- cement parapet urns;
- pronounced secondary cornice with dentilation resting on Ionic Order pilasters, separating dentilated segmentally arched openings, each with multi-pane glazing; and
- moulded architraves and brackets to openings.

Originally heavy timber doors enclosed both end openings, with multi-pane glazing in the windows between. These have been replaced.

How is it significant?

Moreland Smelting Works factory is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Moreland Smelting Works factory is significant.

- Historically, as one of the long-term industries in West Melbourne and the focus of extensive national publicity that promoted the firm and the building (Criterion A); and
- Aesthetically, an early and well-preserved Edwardian Baroque styled design in Victoria, particularly as it was applied to an industrial site (Criterion E).

Alfred house or Agnew's house, later Bedeque-house or Thompson's house

40 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

House built for Andrew Agnew by Joseph Broadbent in late 1865.

Contributory elements include:

- a double-storey row house, constructed in bluestone with a cemented façade;
- hipped and slated roof set behind a parapet with two cemented and corniced chimneys;
- coursed random rubble basalt to side and rear walls;
- a small scale, potentially former free-standing and early hipped roof brick service wing (added cement dado, bricks painted over and openings changed) attached at the rear;
- cemented façade with dentilated cornice that scrolls back to the rear eaves line on the side elevation, rosettes to the entablature;
- three timber-framed double-hung sash windows to the upper level facade, and two to the lower level, each with moulded cement architraves;
- entry door with cemented architrave, toplight;
- cast iron double palisade fence set on dressed basalt plinth; and
- contribution to the adjacent Dudley Street early Victorian-era streetscape.

The front double-storey verandah was added c1991 as a recreation, with a concave profile roof, panelled frieze and brackets, and balustrading to the upper level; also plain verandah side walls. The side yard fence has been removed for parking and part of the iron fence modified; bluestone has been painted in part; the brick service wing has added cement

dado, bricks painted over and openings changed; and air units added to the side door.

A large adjoining development dominates the building.

How is it significant?

Agnew's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Agnew's house is significant.

- Historically, erected in the mid-1860s, the house demonstrates an early and important phase of residential settlement in the area. It is one of few remaining more substantial houses which were erected in this part of Dudley Street directly opposite the Flagstaff Gardens, then a highly favoured location. The brief association with Dr. William Maloney M.L.A. and journalist Eveline Gough adds historical value to the place, Maloney being one of West Melbourne's major figures, also Mrs Gough was also linked with progressive politics. The link with the nationally prominent Gordon Thompson is a stronger one and adds greatly to the historic associations of this house (Criterion A); and
- Aesthetically, as prominently sited on a corner, with its distinctive bluestone side wall to Milton Street, the house makes a significant contribution to the adjacent Dudley Street early Victorian-era streetscape (Criterion E).

Richhill Terrace, part 58-64 Dudley Street

58 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight;
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60.
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Why is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant.

- Historically, representative of the more substantial speculative housing which was erected in the West Melbourne area in the early Victorian period. Overall, the terrace is substantially intact and makes a contribution to an early Victorian-era streetscape facing the significant Flagstaff Gardens. For the strong association of the terrace with locally prominent figure, John Harbison, and the nationally important, Sir John Monash (1865-1931) soldier, engineer, administrator and civil servant (Criterion A); and
- Aesthetically, for the fine Regency style cement detailing and contribution to an early Victorian-era streetscape and, with the Flagstaff Gardens, to an historic precinct (Criterion E).

Richhill Terrace, part 58-64 Dudley Street

60 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60.
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Why is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant.

- Historically, representative of the more substantial speculative housing which was erected in the West Melbourne area in the early Victorian period. Overall, the terrace is substantially intact and makes a contribution to an early Victorian-era streetscape facing the significant Flagstaff Gardens. For the strong association of the terrace with locally prominent figure, John Harbison, and the nationally important, Sir John Monash (1865-1931) soldier, engineer, administrator and civil servant (Criterion A); and
- Aesthetically, for the fine Regency style cement detailing and contribution to an early Victorian-era streetscape and, with the Flagstaff Gardens, to an historic precinct (Criterion E).

Richhill Terrace, part 58-64 Dudley Street

62 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight;
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60.
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Why is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant.

- Historically, representative of the more substantial speculative housing which was erected in the West Melbourne area in the early Victorian period. Overall, the terrace is substantially intact and makes a contribution to an early Victorian-era streetscape facing the significant Flagstaff Gardens. For the strong association of the terrace with locally prominent figure, John Harbison, and the nationally important, Sir John Monash (1865-1931) soldier, engineer, administrator and civil servant (Criterion A); and
- Aesthetically, for the fine Regency style cement detailing and contribution to an early Victorian-era streetscape and, with the Flagstaff Gardens, to an historic precinct (Criterion E).

Richhill Terrace, part 58-64 Dudley Street

64 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862
View of place:	2015

Statement of Significance

What is significant?

Row houses built in 1862 for locally prominent councillor and parliamentarian, John Harbison.

Contributory elements include:

- row of double-storey Victorian terrace houses;
- walls of stuccoed masonry with deeply coursed smooth rustication at the ground floor level;
- fine Regency style cement detailing on the parapet;
- hipped corrugated galvanised metal roofs concealed behind a parapet;
- pair of French windows to the upper level;
- six-panelled timber entry doors with fanlight;
- timber-framed double-hung sash windows at ground floor level;
- concave roofed verandahs with cast iron balustrades and friezes;
- cast-iron palisade front fences; and
- contribution to early Victorian-era streetscape.

Alterations include:

- the removal of the verandah roof to and the installation of two canvas awnings over the windows of 60;
- rebuilding of verandah and modification of fence of 58; and
- urns missing from some verandah walls.

The other houses in the row provide evidence for restoration.

How is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant historically to the City of Melbourne and West Melbourne and aesthetically to West Melbourne.

Why is it significant?

Rich Hill Terrace, at 58-64 Dudley Street is significant.

- Historically, representative of the more substantial speculative housing which was erected in the West Melbourne area in the early Victorian period. Overall, the terrace is substantially intact and makes a contribution to an early Victorian-era streetscape facing the significant Flagstaff Gardens. For the strong association of the terrace with locally prominent figure, John Harbison, and the nationally important, Sir John Monash (1865-1931) soldier, engineer, administrator and civil servant (Criterion A); and
- Aesthetically, for the fine Regency style cement detailing and contribution to an early Victorian-era streetscape and, with the Flagstaff Gardens, to an historic precinct (Criterion E).

Stirling House or Thomas Stevenson's row house, part 70-72 Dudley St 70 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Row houses built for locally prominent heraldic painter, Thomas Stevenson in 1869.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, masks and brackets;
- face brick rear walls;
- pitched hipped roofs behind the parapet;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets (70 renewed);
- double-hung sash windows, cemented architraves (extended to French doors on 72);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on dressed stone footings (70 renewed); and
- contribution to valuable Victorian-era streetscape.

Roofs tiled. Recent reinstatement of related cast iron detail at 70, enhancing the place. Upper level windows have been extended to French doors on 72, reducing integrity.

How is it significant?

Stirling House or Thomas Stevenson's row house is significant historically and aesthetically to West Melbourne and historically to the City of Melbourne.

Why is it significant?

Stirling House or Thomas Stevenson's row house is significant.

- Historically, within the City as the long-term home of a renowned heraldic artist Thomas Stevenson and his family, representative of the beginning of a major growth period in West Melbourne and indicative of the prestigious status once held by this part of Dudley Street (Criterion A); and
- Aesthetically, representative of a simple early row house type and contributory to a valuable Victorian-era residential streetscape (Criterion E).

Perth House or part Thomas Stevenson's row houses, 70-72 Dudley Street 72 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Row houses built for locally prominent heraldic painter, Thomas Stevenson in 1869.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, masks and brackets;
- face brick rear walls;
- pitched hipped roofs behind the parapet;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets (70 renewed);
- double-hung sash windows, cemented architraves (extended to French doors on 72);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on dressed stone footings (70 renewed); and
- contribution to valuable Victorian-era streetscape.

Roofs tiled. Recent reinstatement of related cast iron detail at 70, enhancing the place. Upper level windows have been extended to French doors on 72, reducing integrity.

How is it significant?

Stirling House or Thomas Stevenson's row house is significant historically and aesthetically to West Melbourne and historically to the City of Melbourne.

Why is it significant?

Stirling House or Thomas Stevenson's row house is significant.

- Historically, within the City as the long-term home of a renowned heraldic artist Thomas Stevenson and his family, representative of the beginning of a major growth period in West Melbourne and indicative of the prestigious status once held by this part of Dudley Street (Criterion A); and
- Aesthetically, representative of a simple early row house type and contributory to a valuable Victorian-era residential streetscape (Criterion E).

Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once also 78)

74 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1869-70
View of place:	2015

Statement of Significance

What is significant?

Two of three row houses designed by Dall and Roberts and built for hotelier Michael Finn by James Gillon in two stages: two in 1869, the last in 1870. Two houses (74-76) remain.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, blocks and brackets;
- face brick rear walls;
- pitched gabled roofs behind the parapet, cemented chimneys with cornices;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and integral brackets and bellied balustrade panels stated as early local castings;
- double-hung sash windows with cemented architraves (one as a French door on the upper level);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on stone footings; and
- contribution to a valuable Victorian-era streetscape.

How is it significant?

Archbank cottages, or Finn's terrace, also Police Station are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Archbank cottages, or Finn's terrace, also Police Station are significant.

- Historically, as representative of the first part of a major growth period in West Melbourne and indicative of what was once a prestigious residential area facing Flagstaff Gardens also of some social significance for its use as a police station (Criterion A); and
- Aesthetically, well-preserved example of the early row house form in West Melbourne while being a custom design as the work of Dall and Roberts, also the balustrade panels are among the first to be locally cast as the beginning of a long and flourishing industry and the basis of the inner Melbourne row house aesthetic also contributory to valuable Victorian-era streetscape (Criterion E).

Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once 78)

76 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1869-70
View of place:	2015

Statement of Significance

What is significant?

Two of three row houses designed by Dall and Roberts and built for hotelier Michael Finn by James Gillon in two stages: two in 1869, the last in 1870. Two houses (74-76) remain.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple cemented cornice moulds, blocks and brackets;
- face brick rear walls;
- pitched gabled roofs behind the parapet, cemented chimneys with cornices;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and integral brackets and bellied balustrade panels stated as early local castings;
- double-hung sash windows with cemented architraves (one as a French door on the upper level);
- four-panel entry doors and toplights;
- cast-iron palisade front fence on stone footings; and
- contribution to a valuable Victorian-era streetscape.

How is it significant?

Archbank cottages, or Finn's terrace, also Police Station are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Archbank cottages, or Finn's terrace, also Police Station are significant.

- Historically, as representative of the first part of a major growth period in West Melbourne and indicative of what was once a prestigious residential area facing Flagstaff Gardens also of some social significance for its use as a police station (Criterion A); and
- Aesthetically, well-preserved example of the early row house form in West Melbourne while being a custom design as the work of Dall and Roberts, also the balustrade panels are among the first to be locally cast as the beginning of a long and flourishing industry and the basis of the inner Melbourne row house aesthetic also contributory to valuable Victorian-era streetscape (Criterion E).

West Melbourne Stadium, later Festival Hall

300 Dudley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hall
Date(s):	1955-6
View of place:	2015

Victorian Heritage Register Statement of Significance for Festival Hall, 272-306 Dudley Street, West Melbourne
Heritage Victoria Register number: H2386

Statement of Significance

What is significant?

The cultural heritage significance of Festival Hall at 202-306 Dudley Street, West Melbourne, lies in its historical and social significance as Victoria's principal boxing, wrestling and live music venue in the second half of the twentieth century. The significance of the place is embodied in the external and internal form and fabric of the place. Festival Hall is notably and historically a highly flexible space, allowing it to service a number of dynamic communities and usages.

How is it significant?

Festival Hall is of historical and social significance to the State of Victoria. It satisfies the following criteria for inclusion in the Victorian Heritage Register:

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Why is it significant?

Festival Hall is significant at the State level for the following reasons:

- Festival Hall is historically significant as Victoria's principal purpose-built boxing and wrestling venue. Since the late nineteenth century, boxing has been a highly popular spectator sport in Australia attracting crowds in the thousands with many more watching televised matches since the 1960s. Festival Hall - and the 1913 West Melbourne Stadium that it replaced - was the home of Victorian boxing throughout much of the twentieth century, earning it the name "The House of Stoush". Festival Hall hosted the boxing and gymnastics for the 1956 Olympic Games and was the venue for bouts of key national and international athletes including Lionel Rose, Johnny Famechon, Anthony Mundine, Lester Ellis and Barry Michaels. Festival Hall was the venue for the televised 'TV Ringside' (1966-75) and 'World Championship Wrestling' (1964-78) and hosted Lionel Rose's State Funeral in 2011. Festival Hall remains as the only purpose-built boxing and wrestling venue in Victoria. [Criterion A]
- Festival Hall is historically significant as one of Victoria's primary live music venues since its opening in 1955 and as the principal venue in Victoria for large-scale live music performances from the late 1950s until the 1980s. Festival Hall played a key role in the social evolution of Victorian society in the post-war period by exposing thousands of patrons to the "new wave" of big production live music. Festival Hall hosted some of the biggest national and international acts of the day including the Beatles, Buddy Holly, Neil Young, The Kinks and Frank Sinatra. [Criterion A]
- Festival Hall is socially significant for its association with the live music industry in Victoria. The association between Festival Hall and the Victorian live music community is particularly strong due to the length of the association and the close relationship between the place, the live music community and the establishment and growth of the live music industry in the State. [Criterion G]
- Festival Hall is socially significant for its association with the boxing and wrestling community in Victoria. As the site of Victoria's principal boxing and wrestling venue since 1913, the association between Festival Hall and the boxing and wrestling communities in Victoria is particularly strong. While the use of the place for boxing and wrestling has declined since the late 1970s, it remains affectionately known as "The House of Stoush" and continues to be used by the wrestling community for events. The association between the place and the boxing community has more recently been celebrated with Festival Hall being the venue for champion boxer Lionel Rose's State Funeral (in 2011). [Criterion G]

Sam Cullen's house

8-10 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

House rebuilt by Crown Grantee, Sam Cullen, a successful West Melbourne builder-owner in c1884.

Contributory elements include:

- a two-storey parapeted and stuccoed brick house;
- simple detail includes architraves to openings, sill brackets and a cornice with terminating vermiculated blocks;
- one-level cast-iron verandah, with concave corrugated iron roof;
- double-hung sash windows, three lights on the ground level;
- four panel door entry with top and side lights;
- iron picket fence on stone plinth; and
- contribution to a significant highly cohesive and early residential streetscape, largely associated with the Cullens.

The design is much in the style of the other Cullen two storey buildings in Eades Place.

How is it significant?

Sam Cullen's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Sam Cullen's house is significant

- Aesthetically, as a simple evocation of the Victorian-era architecture of West Melbourne and an important contributory element in a significant Victorian-era residential streetscape (Criterion E); and
- Historically, closely associated with Sam Cullen and his family, one of the brothers who virtually built the entire Eades Place streetscape and a successful owner-builder who lived much of his life in the area, typical of West Melbourne as seen within the City of Melbourne; as representative of a major growth period (Victorian-era) in West Melbourne 's development (Criterion A).

Edward Williams house

22 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

House built by Edward Williams in 1883.

Contributory elements include:

- dichrome brick and stuccoed, two-storey row house;
- austere segment-arched cemented entablature, at the parapet;
- flanking cement scrolls comprise, with the vermiculated side walls, the only stucco decoration;
- double-hung sash windows;
- four panel entry door with toplight;
- quoining achieved in contrasting brick colours (cream, brown);
- single level cast-iron verandah with frieze and brackets;
- double palisade front fence and gate on dressed stone plinth; and
- contributory role in a significant Victorian-era residential streetscape as contrasting in use of materials but matching the other houses in form, siting and detail.

The house is currently secured with sheet metal to lower windows. Parapet urns are missing and part of the brickwork is painted over.

How is it significant?

Edward Williams house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Edward Williams house is significant.

- Aesthetically, a near original example of a common Victorian-era row house form, distinguished here by the use of coloured brickwork, also contributory to a significant residential Victorian-era streetscape (Criterion E); and
- Historically, the house represents a major growth period (Victorian-era) in West Melbourne's development (Criterion A).

Cullen's row houses, part 28-32 Eades Place

28 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862-3, 1872
View of place:	2015

Statement of Significance

What is significant?

House built by Crown Grantees, brothers Henry and Samuel Cullen, commencing building in 1862-3, as part of the house row 28-32 Eades Place, and enlarged by the addition of a storey to this and the adjoining houses in 1872.

Contributory elements include:

- a two-storey, stuccoed and parapeted brick row of three houses;
- gabled roofs clad with corrugated iron behind the parapets, with party walls expressed;
- clear indication of the two stages of development by the upper fenestration;
- simple cemented cornice and string mould;
- cemented architraves and bracketed sills to upper level windows (see also 12-18 Eades Place);
- double-hung sash windows;
- Edwardian-era bullnose verandah form only (bullnose verandah replaced the previous presumably, concave roof verandahs replaced again since 1991 on 28 and 30 Eades Place);
- Edwardian-era bullnose verandah and slatted frieze on 32 Eades Place;
- brick corbelled chimneys; and
- contribution to a highly cohesive Victorian-era streetscape.

The bullnose verandah form had been added in the Edwardian-era but has since been replaced with a mixture of Edwardian-era and Victorian-era character recreated verandah elements; the presumed timber picket front and dividing fences have been replaced with iron reproduction palisade fences on 28, 30 Eades Place; new render to part of 28 Eades Place; new verandah tiling to 28 Eades Place.

How is it significant?

Cullen's row houses, 28-32 Eades Place are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cullen's row houses, 28-32 Eades Place.

- Aesthetically, synonymous with much of the adjoining streetscape as a Cullen Brothers' creation (Criterion E); and
- Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's Crown Grant and are a valuable indication of the breadth of the Cullen's work, activity that eventually made both brothers wealthy (Criterion A).

Cullen's row houses, part 28-32 Eades Place

30 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862-3, 1872
View of place:	2015

Statement of Significance

What is significant?

House built by Crown Grantees, brothers Henry and Samuel Cullen, commencing building in 1862-3, as part of the house row 28-32 Eades Place, and enlarged by the addition of a storey to this and the adjoining houses in 1872.

Contributory elements include:

- a two-storey, stuccoed and parapeted brick row of three houses;
- gabled roofs clad with corrugated iron behind the parapets, with party walls expressed;
- clear indication of the two stages of development by the upper fenestration;
- simple cemented cornice and string mould;
- cemented architraves and bracketed sills to upper level windows (see also 12-18 Eades Place);
- double-hung sash windows;
- Edwardian-era bullnose verandah form only (bullnose verandah replaced the previous presumably, concave roof verandahs-replaced again since 1991 on 28 and 30 Eades Place);
- Edwardian-era bullnose verandah and slatted frieze on 32 Eades Place;
- brick corbelled chimneys; and
- contribution to a highly cohesive Victorian-era streetscape.

The bullnose verandah form had been added in the Edwardian-era but has since been replaced with a mixture of Edwardian-era and Victorian-era reproduction verandah elements; the presumed timber picket front and dividing fences have been replaced with iron reproduction palisade fences on 28, 30 Eades Place; new render to part of 28 Eades Place; new verandah tiling to 28 Eades Place.

How is it significant?

Cullen's row houses, 28-32 Eades Place are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cullen's row houses, 28-32 Eades Place.

- Aesthetically, synonymous with much of the adjoining streetscape as a Cullen Brothers' creation (Criterion E); and
- Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's Crown Grant and are a valuable indication of the breadth of the Cullen's work, activity that eventually made both brothers wealthy (Criterion A).

Cullen's row houses, part 28-32 Eades Place

32 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1862-3, 1872
View of place:	2015

Statement of Significance

What is significant?

House built by Crown Grantees, brothers Henry and Samuel Cullen, commencing building in 1862-3, as part of the house row 28-32 Eades Place, and enlarged by the addition of a storey to this and the adjoining houses in 1872.

Contributory elements include:

- a two-storey, stuccoed and parapeted brick row of three houses;
- gabled roofs clad with corrugated iron behind the parapets, with party walls expressed;
- clear indication of the two stages of development by the upper fenestration;
- simple cemented cornice and string mould;
- cemented architraves and bracketed sills to upper level windows (see also 12-18 Eades Place);
- double-hung sash windows;
- Edwardian-era bullnose verandah form only (bullnose verandah replaced the previous presumably, concave roof verandahs-replaced again since 1991 on 28 and 30 Eades Place);
- Edwardian-era bullnose verandah and slatted frieze on 32 Eades Place;
- brick corbelled chimneys; and
- contribution to a highly cohesive Victorian-era streetscape.

The bullnose verandah form had been added in the Edwardian-era but has since been replaced with a mixture of Edwardian-era and Victorian-era reproduction verandah elements; the presumed timber picket front and dividing fences have been replaced with iron reproduction palisade fences on 28, 30 Eades Place; new render to part of 28 Eades Place; new verandah tiling to 28 Eades Place.

How is it significant?

Cullen's row houses, 28-32 Eades Place are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cullen's row houses, 28-32 Eades Place

- Aesthetically, synonymous with much of the adjoining streetscape as a Cullen Brothers' creation (Criterion E); and
- Historically, contains the first three houses constructed by the Cullens in the street, although these have been added to since, and is sited on the Cullen's Crown Grant and are a valuable indication of the breadth of the Cullen's work, activity that eventually made both brothers wealthy (Criterion A).

William Chambers' row house, part 34-40 Eades Place

34 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row house built in 1879 for William Chambers.

Contributory elements include:

- a two-storeyed stuccoed and brick parapeted row house;
- simple parapet cornice;
- parapet entablatures, gabled and arched with scrolls and date;
- built to the street alignment, with consequent shuttering of the ground level window;
- symmetrical fenestration and string-mould;
- double-hung sash windows;
- shutters and doorway with toplight; and
- contribution to a highly cohesive Victorian-era residential streetscape of simply elevated buildings.

House being renovated at time of survey.

How is it significant?

William Chambers' row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

William Chambers' row house is significant.

- Aesthetically, the house is near original, simply ornamented and fenestrated which is typical of the early construction date of this house but not the later two of the row (36 and 40), indicating the desire for visual cohesion in the group's development (Criterion E); and
- Historically, evocative of a major growth period in West Melbourne (Criterion A).

Henry Munn's row house, part 34-40 Eades Place

36 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

Row house built in 1884 for boot and shoemaker, Henry Munn.

Contributory elements include:

- a two-storeyed stuccoed and brick parapeted row house
- simple parapet cornice,
- segmentally arched parapet entablatures, with scrolls and date;
- built to the street alignment, with consequent shuttering of the ground level window;
- symmetrical fenestration and string-mould;
- double-hung sash windows;
- shutters and doorway with toplight; and
- contribution to a highly cohesive Victorian-era residential streetscape of simply elevated buildings.

House being renovated at time of survey.

How is it significant?

Henry Munn's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry Munn's row house is significant.

- Aesthetically, the house is near original, simply ornamented and fenestrated which is atypical of the construction date of this house, indicating the owner's desire for visual cohesion in the group's development (Criterion E); and
- Historically, evocative of a major growth period in West Melbourne (Criterion A).

Henry Munn's row houses, part 34-40 Eades Place

38-40 Eades Place, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1884, 1893-4
View of place:	2015

Statement of Significance

What is significant?

House at 38 Eades Place initially built for boot and shoemaker, Henry Munn, as a brick shop of four rooms in 1884, next to Munn's residence at 36. In 1893-4 Munn added the four room brick house at 40 Eades Place also converting 38 to a matching house.

Contributory elements include:

- a two-storeyed stuccoed and brick parapeted row houses;
- simple parapet cornice;
- built to the street alignment, with consequent shuttering of the ground level windows;
- symmetrical fenestration and string-mould;
- double-hung sash windows;
- shutters and doorways with toplights; and
- contribution to a highly cohesive Victorian-era residential streetscape of similarly simply elevated buildings.

How is it significant?

Henry Munn's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry Munn's row house is significant.

- Aesthetically, the houses are near original, simply ornamented and fenestrated which is atypical of their construction date, indicating the desire of their owner, Munn, for visual cohesion in the group's development (Criterion E); and
- Historically, evocative of a major growth period in West Melbourne (Criterion A).

West Melbourne Baptist Church manse

2 Hawke Street, WEST MELBOURNE

Demolished

Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve

2A Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Tree
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

Mature elms ('Ulmus sp.') planted in West Melbourne streets and reserves, are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.

Contributory elements include:

- large elm ('Ulmus' sp.) -37.806104, 144.947706 on the Hawke and Curzon Street Reserve; and
- land within nominally 5m of the root ball.

How is it significant?

This mature elm ('Ulmus sp.') is significant historically and aesthetically and for its rarity in West Melbourne.

Why is it significant?

This mature elm ('Ulmus sp.') is significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of beautification and creation of shade (Criterion A);
- Aesthetically, for the form and maturity as planted in a reserve where its growth pattern has been relatively unhindered (Criterion E) ; and
- Rarity, as one of the few remaining examples from a large number of street trees existing in the 1890s (Criterion B).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

4 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870.

Contributory elements include:

- one storey parapeded stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace (Criterion A); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape (Criterion E).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

6 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870.

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace (Criterion A); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape (Criterion E).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

8 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870.

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace (Criterion A); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape (Criterion E).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

10 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870..

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace (Criterion A); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape (Criterion E).

Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)

12 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868-1870
View of place:	2015

Statement of Significance

What is significant?

Five row houses built for Crown Grantee and successful King Street grocer, Alexander McIntosh in three stages extending from 1868 to 1870.

Contributory elements include:

- one storey parapeted stuccoed cottage row of five, distinguished by the sweep in the parapet line with change of level;
- simple cemented cornice moulds, brackets;
- face brick side and rear walls, gabled dividing walls expressed above the roof;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys also early white terracotta pots;
- concave roof front verandah with panelled cast-iron serpentine frieze and brackets;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Publicly visible side wall rendered.

How is it significant?

Claremont Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Claremont Terrace is significant.

- Historically, as a well-preserved simple and early speculative house row typical of Victorian-era also representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, entrepreneur and grocer, Alexander McIntosh, who also built the significant Annagh Terrace (Criterion A); and
- Aesthetically, as a well-preserved cottage row with early Victorian-era form and details and contributory to valuable Victorian-era streetscape (Criterion E).

John Marley's row houses, part 27-33 Hawke Street

27 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley.

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape (Criterion E); and
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College (Criterion A).

John Marley's row houses, part 27-33 Hawke Street

29 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley.

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape (Criterion E); and
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College (Criterion A).

John Marley's row houses, part 27-33 Hawke Street

31 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley.

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape (Criterion E); and
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College (Criterion A).

John Marley's row houses, part 27-33 Hawke Street

33 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1870-2
View of place:	2015

Statement of Significance

What is significant?

These row houses were built 1870-1872 for North Melbourne engineer and philanthropist, John Marley.

Contributory elements include:

- single fronted and transverse gabled roof row houses with slate roofs (new);
- siting at lane corner;
- expressed party walls in roofline;
- face brick walls (part bricks rendered, tuck-pointed since 1991);
- chimneys with cemented cornices;
- double-hung sash windows;
- entry doors with toplights;
- concave profile verandahs clad with corrugated iron and terminated by shaped masonry end walls with cement blocks and brackets;
- simple single-palisade iron picket fences and gates on stone plinths; and
- contribution to a cohesive Victorian-era residential streetscape.

The cast-iron (presumed) decoration has been removed, part of brickwork painted, and new non-matching roof slates added since 1991.

How is it significant?

John Marley's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

John Marley's row houses are significant.

- Aesthetically, for the row's early and austere face brick construction and small scale, as an evocation of the early construction date also for the contribution to a significant Victorian-era streetscape (Criterion E);
- Historically, an early speculative row where, typically for West Melbourne, the developer resided in one of the houses also for the close link with the engineer John Marley who was closely associated with local Christian endeavours and left a generous scholarship to Trinity College (Criterion A).

William Barrow's house

37 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1882-3
View of place:	2015

Statement of Significance

What is significant?

This five room brick house was built in 1882-3 for engineer, William Barrow.

Contributory elements include:

- a two-level, dichrome brick and stuccoed house, the terrace form being typical of West Melbourne in the 1880s;
- two level cast-iron verandah with frieze and integral brackets, unusual balustrade pattern, and concave profile corrugated iron clad roof;
- segment arched raised entablature at the parapet, with cornice and vermiculated blocks;
- double-hung sash windows; and
- contribution to a significant Victorian-era West Melbourne streetscapes.

How is it significant?

William Barrow's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

William Barrow's house is significant.

- Aesthetically, a well-preserved example of the terrace house form and contributory to a significant Victorian-era Streetscape (Criterion E); and
- Historically, representative of a major growth period in West Melbourne (Criterion A).

Henry McKersie's row houses, part 39-41 Hawke Street

39 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Row house pair built for Henry McKersie in 1883, designed by renowned architect, J.A.B. Koch and erected by local builder, Charles Nott.

Contributory elements include:

- a two-storey stuccoed brick row house pair (41 now defaced);
- two-level ornate cast-iron verandah with friezes and integral brackets;
- transverse gabled roof line, with expressed party walls and cemented chimneys and terracotta pots;
- dentilated, bracketed and corniced parapets with the date 1883;
- pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others;
- double-hung sash windows with three lights at ground level, and entrances with toplights; and
- contribution to a significant West Melbourne Victorian-era streetscape.

41 Hawke Street has been altered with the verandah and fence replaced but 39 offers evidence for reinstatement; presumed timber picket fence replaced by a brick walls.

How is it significant?

Henry McKersie's row houses is significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry McKersie's row houses are significant.

- Aesthetically, as a design which presented the skill and subtle variations on what is a common design theme in West Melbourne row house design, as limited by the low integrity of 41, also designed by the renowned J.A.B. Koch and contributory to a significant Victorian-era streetscape (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Henry McKersie's row houses, part 39-41 Hawke Street

41 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Row house pair built for Henry McKersie in 1883, designed by renowned architect, J.A.B. Koch and erected by local builder, Charles Nott.

Contributory elements include:

- a two-storey stuccoed brick row house pair (41 now defaced);
- two-level ornate cast-iron verandah with friezes and integral brackets;
- transverse gabled roof line, with expressed party walls and cemented chimneys and terracotta pots;
- dentilated, bracketed and corniced parapets with the date 1883;
- pronounced brackets and transverse chimney shafts, combined with the parapet ornament, distinguish this design from others;
- double-hung sash windows with three lights at ground level, and entrances with toplights; and
- contribution to a significant West Melbourne Victorian-era streetscape.

41 Hawke Street has been altered with the verandah and fence replaced but 39 offers evidence for reinstatement; presumed timber picket fence replaced by a brick walls.

How is it significant?

Henry McKersie's row houses is significant historically and aesthetically to West Melbourne.

Why is it significant?

Henry McKersie's row houses are significant.

- Aesthetically, as a design which presented the skill and subtle variations on what is a common design theme in West Melbourne row house design, as limited by the low integrity of 41, also designed by the renowned J.A.B. Koch and contributory to a significant Victorian-era streetscape (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Jones' row house, part 44-46 Hawke Street

44 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1874
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by builder-developer, John Jones in 1874.

Contributory elements include:

- two storey stuccoed row house with verandah setback;
- cemented masks, blocks and brackets;
- originally face brick side and rear walls;
- pitched gabled roof, with cemented and corniced shared chimney;
- two storey cast-iron verandah with Corinthian derived column order, guilloche pattern cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights on upper level;
- four-panel entry door and toplight;
- cast-iron palisade front fence integral with verandah; and
- contribution to valuable Victorian-era streetscape.

Verandah details altered.

How is it significant?

Jones' row house, part 44-46 Hawke Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones' row house, part 44-46 Hawke Street, is significant.

- Historically, representative of the early phase of a major growth period in West Melbourne and linked with the prolific West Melbourne developer, John Jones (Criterion A); and
- Aesthetically, a well-preserved example of the early row house form used in West Melbourne and contributory to a valuable Victorian-era streetscape (Criterion E).

Cockram and Comely's row houses, part 45-47 Hawke Street

45 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Cockram and Comely of West Melbourne in 1876.

Contributory elements include:

- two storey parapeted stuccoed row house pair, with 47 defaced;
- cemented dentilated cornice moulds, rosettes and brackets with a raised arched entablature and guilloche pattern balustrading either side;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings with cemented piers and scrolled garden wall; and
- contribution to valuable Victorian-era streetscape.

47 Hawke Street has been defaced but 45 provides good evidence to allow restoration.

How is it significant?

Cockram and Comely's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cockram and Comely's row houses are significant.

Historically, for their link with the origins of the successful Cockram contracting firm, and representative of a major growth period in West Melbourne (Criterion A); and
Aesthetically, for distinctive and ornate detailing (45) and as contributory to a significant Victorian-era streetscape (Criterion E).

Jones' row house, part 44-46 Hawke Street

46 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1874
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by builder-developer, John Jones in 1874.

Contributory elements include:

- two storey stuccoed row house with verandah setback;
- cemented masks, blocks and brackets;
- originally face brick side and rear walls;
- pitched gabled roof, with cemented and corniced shared chimney;
- two storey cast-iron verandah with Corinthian derived column order, guilloche pattern cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights on upper level;
- four-panel entry door and toplight;
- cast-iron palisade front fence integral with verandah; and
- contribution to valuable Victorian-era streetscape.

Verandah details altered.

How is it significant?

Jones' row house, part 44-46 Hawke Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones' row house, part 44-46 Hawke Street, is significant.

- Historically, representative of the early phase of a major growth period in West Melbourne and linked with the prolific West Melbourne developer, John Jones (Criterion A); and
- Aesthetically, a well-preserved example of the early row house form used in West Melbourne and contributory to a valuable Victorian-era streetscape (Criterion E).

Cockram and Comely's row houses, part 45-47 Hawke Street

47 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Cockram and Comely of West Melbourne in 1876.

Contributory elements include:

- two storey parapeted stuccoed row house pair, with 47 defaced;
- cemented dentilated cornice moulds, rosettes and brackets with a raised arched entablature and guilloche pattern balustrading either side;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings with cemented piers and scrolled garden wall; and
- contribution to valuable Victorian-era streetscape.

47 Hawke Street has been defaced but 45 provides good evidence to allow restoration.

How is it significant?

Cockram and Comely's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cockram and Comely's row houses are significant.

- Historically, for their link with the origins of the successful Cockram contracting firm, and representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, for distinctive and ornate detailing (45) and as contributory to a significant Victorian-era streetscape (Criterion E).

Sadler's row house

49 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1872
View of place:	2015

Statement of Significance

What is significant?

House built by James Thurgood in 1872 for William Sadler.

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, masks and brackets with a raised rectangular entablature, urns and orbs;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimney;
- two storey cast-iron verandah with Corinthian Order derived columns, panelled serpentine cast-iron frieze and brackets;
- double-hung sash windows, with three lights at ground floor and cemented architraves;
- four-panel entry door and side and top lights;
- cast-iron palisade front fence on dressed stone footings and cemented capped piers;
- large two storey brick stable built on the rear lane; and
- contribution to valuable Victorian-era streetscape.

Side wall has been rendered, some cement detailing incomplete; stable bricks painted over and doors converted for a garage Interwar.

How is it significant?

Sadler's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Sadler's row house is significant.

- Historically, representative of a major growth period (Victorian-era) in West Melbourne; and
- Aesthetically, for distinctive and ornate façade detailing, the rarity of the rear stable, and as contributory to a significant Victorian-era streetscape.

Nyora, part Jones row houses 74-78 Hawke Street

74 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879-81
View of place:	2015

Statement of Significance

What is significant?

Row houses built by John Jones 1879-1881.

Contributory elements include:

- three stuccoed brick, two-storey row houses, each stepped back with the street angle, and down with its slope;
- two-level cast-iron verandahs, with a serpentine motif in the iron frieze work, with integral brackets, contrasting with the more formal guilloche in the balustrading;
- ogee profile corrugated iron clad verandah roofs;
- 74 Hawke Street has a scrolled and pedimented parapet entablature and date (1881) above its cornice (see also 80), contrasting with the plain parapets of 76-8, acting with 80 Hawke Street as bookends;
- cement lions heads and brackets to party wall faces;
- a cemented nail-head motif re-occurs through all facades;
- cemented chimneys;
- cast cement orbs were used at the parapet piers;
- double-hung sash windows, with three-lights at ground level;
- 74 has an iron picket fence;
- 76-78 had spade-head timber picket fences, one surviving on 76; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

The spade-head picket fence has been replaced with a recreated iron fence on 78 and the parapet orbs are missing from 74.

How is it significant?

Jones row houses, 74-78 Hawke Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones row houses, 74-78 Hawke Street, are significant.

- Aesthetically, an early example of a common form of row house design which is near original and forms the major part of a picturesque streetscape (Criterion E); and
- Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the leased properties is made, these houses are one group of several homes built by Jones in the area between 1867-85; also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Jones row houses, part 74-78 Hawke Street

76 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879-81
View of place:	2015

Statement of Significance

What is significant?

Row houses built by John Jones 1879-1881.

Contributory elements include:

- three stuccoed brick, two-storey row houses, each stepped back with the street angle, and down with its slope;
- two-level cast-iron verandahs, with a serpentine motif in the iron frieze work, with integral brackets, contrasting with the more formal guilloche in the balustrading;
- ogee profile corrugated iron clad verandah roofs;
- 74 Hawke Street has a scrolled and pedimented parapet entablature and date (1881) above its cornice (see also 80), contrasting with the plain parapets of 76-8, acting with 80 Hawke Street as bookends;
- cement lions heads and brackets to party wall faces;
- a cemented nail-head motif re-occurs through all facades;
- cemented chimneys;
- cast cement orbs were used at the parapet piers;
- double-hung sash windows, with three-lights at ground level;
- 74 has an iron picket fence;
- 76-78 had spade-head timber picket fences, one surviving on 76; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

The spade-head picket fence has been replaced with a recreated iron fence on 78 and the parapet orbs are missing from 74.

How is it significant?

Jones row houses, 74-78 Hawke Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones row houses, 74-78 Hawke Street, are significant.

- Aesthetically, an early example of a common form of row house design which is near original and forms the major part of a picturesque streetscape (Criterion E); and
- Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the leased properties is made, these houses are one group of several homes built by Jones in the area between 1867-85; also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Jones row house, part 74-78 Hawke Street

78 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1880-1
View of place:	2015

Statement of Significance

What is significant?

Row houses built by John Jones 1879-1881.

Contributory elements include:

- three stuccoed brick, two-storey row houses, each stepped back with the street angle, and down with its slope;
- two-level cast-iron verandahs, with a serpentine motif in the iron frieze work, with integral brackets, contrasting with the more formal guilloche in the balustrading;
- ogee profile corrugated iron clad verandah roofs;
- 74 Hawke Street has a scrolled and pedimented parapet entablature and date (1881) above its cornice (see also 80), contrasting with the plain parapets of 76-8, acting with 80 Hawke Street as bookends;
- cement lions heads and brackets to party wall faces;
- a cemented nail-head motif re-occurs through all facades;
- cemented chimneys;
- cast cement orbs were used at the parapet piers;
- double-hung sash windows, with three-lights at ground level;
- 74 has an iron picket fence;
- 76-78 had spade-head timber picket fences, one surviving on 76; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

The spade-head picket fence has been replaced with a recreated iron fence on 78 and the parapet orbs are missing from 74.

How is it significant?

Jones row houses, 74-78 Hawke Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Jones row houses, 74-78 Hawke Street, are significant.

- Aesthetically, an early example of a common form of row house design which is near original and forms the major part of a picturesque streetscape (Criterion E); and
- Historically, a superior example of a resident builder-developer's work, where a clear differentiation of his residence from the leased properties is made, these houses are one group of several homes built by Jones in the area between 1867-85; also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Easton's row house**80 Hawke Street, WEST MELBOURNE**

New grading system:	Significant
Place type:	Row house
Date(s):	1880-1
View of place:	2015

Statement of Significance***What is significant?***

House built for Victoria Iron-rolling Mills partner and Old Colonist, Thomas Easton in 1880-1, presumably by West Melbourne builder John Jones.

Contributory elements include:

- a two-storey, stuccoed brick house;
- two-level cast-iron verandah, with a guilloche pattern used in the balustrade panels and serpentine motif in the friezes;
- nail-head ornament is at the parapet - like 74-78 Hawke Street, suggesting that John Jones constructed this house, selling to Easton;
- role, acting with 74 Hawke Street, as bookends to 76-78 Hawke Street;
- ogee profile corrugated iron clad verandah roofs;
- gabled parapet raised entablature with date 'A.D. 1880', piers and orbs, matching that of 74 Hawke St;
- cemented chimneys;
- cement lions heads and brackets to party wall faces;
- double-hung sash windows, with three-lights at ground level;
- iron double palisade picket fence on stone plinth; and
- contribution to a significant residential streetscape - made picturesque by the stepped siting laterally and vertically and the common transverse gabled roof lines of each house 74-82 and the shared single-fronted, 19th century row house form of 68-82 Hawke Street.

How is it significant?

Easton's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Easton's row house is significant.

- Aesthetically, as a well-preserved, early example of a common West Melbourne row house type and a key part of one of West Melbourne's significant Victorian-era streetscapes (Criterion E); and
- Historically, representative of a major growth period in West Melbourne and closely linked with Victoria Iron-rolling Mills partner, Thomas Easton, who died a wealthy man as measure of his success in the West Melbourne area (Criterion A).

Lever Brothers Pty. Ltd. factory

95-99 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1942 approx.
View of place:	2015

Statement of Significance

What is significant?

Moderne style factory built c1942 as part of international soap and margarine production firm, Lever Brothers factory and showroom complex.

Contributory elements include:

- two-level red brick and stucco parapeted factory;
- well-preserved Moderne style elevations;
- strong horizontal elements as spandrels set against the vertical element of the stair;
- fluting along the parapet edge, cemented fins and ribbing in the stair parapet, with cantilevering hood over the entry;
- steel-framed multi-pane glazing in punched openings; and
- contribution of a small industrial complex that abuts in Spencer Street.

How is it significant?

The Lever Bros Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Lever Bros Pty. Ltd. factory is significant.

- Historically, as the Interwar expression of the growth of the chemical industry in West Melbourne also seen in buildings for Duerdins and others (Criterion A); and
- Aesthetically, an externally well-preserved Moderne style factory building that concurs with the Spencer Street head office of Lever Brothers in styling and scale (Criterion E).

Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers

109-111 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

Factory built in 1926 for the successful battery manufacturing firm, Widdis Diamond Dry Cells Company Pty. Ltd.: H Stanley Harris was the architect and consulting engineer.

Contributory elements include:

- three level red brick and cement clad parapeted factory in a simple Edwardian-Baroque revival style;
- central façade bay flanked by two on either side as defined by giant-order pilasters;
- bowed raised entablature to the central bay;
- red brick side and rear walls;
- Dutch hipped roof clad with corrugated iron or similar behind the parapet;
- multi-pane glazing to steel framed windows, with hopper sashes;
- boarded entry door with multi-pane glazing top light at north end; and
- contribution as part of a significant industrial streetscape, created by one firm (Widdis Diamond Dry Cells Company Pty. Ltd.)

Doors altered at ground level, rendering of brickwork on façade. The interior was not assessed.

How is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant.

- Historically, as a well-preserved and large example of a major manufacturing firm in the West Melbourne Interwar period (Widdis Diamond Dry Cells Company Pty. Ltd.) linked with the new technology production of radio and communications, and as an illustration of the development of cheap land available next to important transport opportunities (Criterion A); and
- Aesthetically, a well-preserved and unusual façade following from the Edwardian-Baroque revival that extended into the Interwar, also contributory to a small but distinctive industrial streetscape, adjoining the former row house building stock it replaced (Criterion E).

Widdis Diamond Dry Cells Company Pty. Ltd.

117-125 Hawke Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1922
View of place:	2015

Statement of Significance

What is significant?

Factory built in 1922 for the successful battery manufacturing firm, Widdis Diamond Dry Cells Company Pty. Ltd.: H Stanley Harris was the architect and consulting engineer.

Contributory elements include:

- two level red brick and cement clad parapeted factory in a simple Edwardian-Baroque revival style;
- central façade bay flanked by two bays on either side as defined by giant-order pilasters;
- bowed raised entablature to the central bay with parapet piers;
- red brick side and rear walls;
- pitched roof clad with corrugated iron or similar behind the parapet;
- multi-pane glazing to steel framed windows, with hopper sashes;
- originally boarded entry doors with top lights at each end (doors possibly sheeted over); and
- contribution as part of a significant industrial streetscape, created by one firm (Widdis Diamond Dry Cells Company Pty. Ltd.), scaling down to the Victorian-era row houses adjoining.

Openings have been altered at ground level (new shutter, doors possibly sheeted over) but this has little impact on the overall integrity of the place.

How is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Widdis Diamond Dry Cells Co, Pty. Ltd. factory is significant.

- Historically, as a well-preserved and large example of a major manufacturing firm in the West Melbourne Interwar period (Widdis Diamond Dry Cells Company Pty. Ltd.) linked with the new technology production of radio and communications, and as an illustration of cheap land available next to important transport opportunities (Criterion A); and
- Aesthetically, a well-preserved and unusual façade following from the Edwardian-Baroque revival that extended into the Interwar, also contributory to a small but distinctive industrial streetscape, adjoining and relating to the former row house building stock it replaced (Criterion E).

Connibere, Grieve and Connibere hat factory and showroom

3-11 Howard Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1906
View of place:	2015

Statement of Significance

What is significant?

Hat factory and showroom designed by architects Ussher and Kemp for Connibere, Grieve and Connibere; the builder, Thomas Sanders applying to build it in 1906.

Contributory elements include:

- three level brick (assumed red bricks since painted over) and cemented factory and showroom in a modern Elizabethan revival style;
- three bay façade with central bay crowned by raised and scrolled entablature with orb or ball, cornice and string moulds;
- candle-snuffer tops to the hexagonal section, façade piers;
- symmetrically arranged openings (new joinery) with stop-chamfered reveals;
- face brick side and rear walls, with gabled side wall profile; and
- a major contributory element in an Interwar, Edwardian and Victorian-era streetscape.

Recent renovations have superficially reduced the building's architectural value: with bricks painted over in an unrelated colour scheme; new reflective one pane glazing to upper level windows and refitting of ground level openings. Orbs or balls removed from parapet piers.

How is it significant?

Connibere, Grieve and Connibere hat factory and showroom is significant historically and aesthetically to West Melbourne.

Why is it significant?

Connibere, Grieve and Connibere hat factory and showroom is significant.

- Historically, as a major industrial place in West Melbourne and the commencing point of a later significant complex for R and WH Symington and Co. Pty. Ltd. (Aust) (Criterion A); and
- Aesthetically, a commanding landmark Edwardian-era factory, designed by the important architects Ussher and Kemp, sited as was traditional with adjoining Victorian-era row houses to form a significant but diverse grouping from a major growth period in West Melbourne being the Edwardian-era (Criterion E).

John Stedeford's house

13 Howard Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

House built for property speculator John Stedeford in 1875.

Contributory elements include:

- a highly decorated, two storey stuccoed brick house, apparently architect designed;
- parapeted roof line with rich cemented detail of arched entablature and shell, guilloche pattern parapet balustrading and the pronounced orbs, set on the parapet piers, paired brackets supporting the deep cornice, assisted by dentil mouldings above a swagged entablature frieze;
- a two level cast iron verandah, with central column to the upper level which does not continue to the ground and panelled cast iron friezes with fringing and brackets;
- iron picket fence, with masonry piers;
- an arched entrance portal possessing a spoked fanlight;
- lower level window bay with its corner, Corinthian pilasters and panelled sub sill wall face that is uncommon;
- tiled verandah; and
- contribution to a superior group of houses, Nos. 13-19, which complement the significant St. Mary's church complex adjoining.

How is it significant?

John Stedeford's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

John Stedeford's house is significant.

- Aesthetically, of a common row house type but is near original, skilfully and richly decorated and contains unusual details, attributable to architect James Lee. The house is a major part of a significant late 19th and early 20th century civic and residential streetscape (Criterion E); and
- Historically, linked with John Stedeford who built the important streetscape in Queensberry Street, between Chetwynd and Leveson Streets, and completed many other projects in the inner metropolis as owner-builder or owner; also linked with architect James Lee who designed three significant houses in Howard Street (13, 15, 19) (Criterion A).

James Lee's house

15 Howard Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875-6
View of place:	2015

Statement of Significance

What is significant?

House designed by North Melbourne architect James Lee as one of two built either side of the Victoria Place entry, being 15 and 19 Howard Street, in the 1875-6 and 1872-3 respectively.

Contributory elements include:

- two storey, coloured brick and stucco, parapeted row house;
- face brick side wall to lane leading to former factory;
- trim brickwork as quoins but also under the ground level window sill in a recessed panel;
- simple cemented ornament, with cornice, scrolled blocks and vermiculated panels with brackets;
- distinctive Gibbs surrounds, as vermiculated blocks on each verandah side-wall;
- double-hung sash windows, one upper level window taken to near floor level as a verandah entry;
- four panel entry door, with toplight;
- a two level cast iron verandah, with panelled iron friezes, brackets and balustrading, the latter of an unusual lyre-shape design;
- discontinuous upper verandah post (Refer to No 13 Howard Street);
- tiled verandah;
- sympathetic timber picket fence, albeit in only fair condition; and
- contribution to a valuable Victorian-era row house precinct, adjoining the significant St. Mary's complex.

Trimming bricks are painted over.

How is it significant?

James Lee's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

James Lee's house is significant.

- Aesthetically, a near original example of a common type, being distinguished by its iron and cemented detailing and contributing to a significant streetscape (Criterion E); and
- Historically, and socially, representative of a major growth period in West Melbourne and as an example of another speculative property, associated by ownership and design with a successful local architect James Lee; also, as a boarding house over a long period, the house has associations for many former West Melbourne residents (Criterion A).

James Lee's house

19 Howard Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1872-3
View of place:	2015

Statement of Significance

What is significant?

House designed by North Melbourne architect James Lee as one of two built either side of the Victoria Place entry, being 15 and 19 Howard Street, in the 1875-6 and 1872-3 respectively

Contributory elements include:

- a two storey, wide frontage coloured brick and stucco row house set on basalt footings;
- French doors on the upper level open onto the verandah, with flanking arched niches and a distinctive central arched niche;
- two level cast iron verandah where, like 13, 15 Howard Street, the upper post does not continue to the ground;
- verandah decoration including unusually fine panelled cast iron work with brackets which incorporates the lyre pattern (as does 15 Howard Street);
- simple cemented parapet, with a cornice and nail head motifs used on the verandah side walls;
- double-hung sash windows with bracketed sills and ornamented panels under, as with 15 Howard Street;
- sympathetic cut back timber picket front fence; and
- contribution to a valuable Victorian-era residential streetscape, adjoining the significant St. Mary's complex.

The side wall to the lane has been rendered over, probably replacing face brick.

How is it significant?

James Lee's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

James Lee's house is significant.

- Aesthetically, as a well-preserved and early example of a later common residential form, possessing unusual cast iron and brickwork details and a part of a significant streetscape (Criterion E); and
- Historically, a former residence of John Stedeford who built the important streetscape in Queensberry Street, between Chetwynd and Leveson Streets and completed many other projects in the inner metropolis as owner builder or owner (Criterion A).

Clayton-Joel and Company factory

17 Jeffcott Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1912, c1996
View of place:	2015

Statement of Significance

What is significant?

Remnant of factory erected for electrical engineer William Clayton-Joel in 1912.

Contributory elements include:

- two-storey red brick parapeted factory form, with two street elevations;
- corbelled brick cornice detailing;
- segmentally arched openings with lintels;
- bullnose brick reveals to openings;
- steel framed multi-pane glazing down lane façade, timber framed on main facade; and
- corner site.

This factory was redeveloped in 1996, removing much of the integrity to its history.

How is it significant?

The Clayton-Joel and Co factory is of historical significance to West Melbourne.

Why is it significant?

The Clayton-Joel and Co factory is significant.

- Historically, as an Edwardian-era remnant of industrial development at the edge of the City inspired by new prosperity after Federation and revised trading circumstances; also for the long association with Clayton, Joel and Co, electrical engineers who were active in promoting early use of electrically powered machinery and products in Victoria (Criterion A).

Elms (x6), street trees

81-141 near Jeffcott Street, West Melbourne



New grading system:	Significant
Place type:	Trees
Date(s):	1875-1900
View of place:	2015

Statement of Significance

What is significant?

Mature elms ('*Ulmus* sp.')

 are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.

Contributory elements include:

- six elms as part of an avenue (some in poor health) near 81-141 Jeffcott Street -37.812435, 144.949570 to -37.812240, 144.950687;

land within five metres of the root ball; and

- their contribution to the adjoining significant and contemporary Sands & McDougall complex.

How is it significant?

The elms are significant historically and for their rarity in West Melbourne.

Why is it significant?

The elms are significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian-eras with the goal of beautification and creation of shade (Criterion A) ; and
- Rarity, as some of the few remaining examples from a large number of street trees existing at West Melbourne in the 1890s (Criterion B).

North Melbourne War Memorial, King and Victoria Street Reserve (relocated)

At Hawke Street and King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Monument
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

The North Melbourne War Memorial was erected by H. B. Corbin and Sons Pty. Ltd. for the North and West Melbourne Red Cross Society in 1926 at the corner of Errol and Victoria Streets, later relocated to this site.

Conflicts Commemorated:

- First World War 1914-18
- Second World War 1939-45
- Malayan Emergency 1948-60
- Vietnam War 1962-72

How is it significant?

North Melbourne War Memorial is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

North Melbourne War Memorial is significant.

- Historically, and socially, as the paramount symbol of the terrible losses of local lives during World War One in North and West Melbourne and a key war memorial in the City of Melbourne, also the focus of a major local gathering at the unveiling of the memorial as indicative of the deep community associations and their united cause in funding its erection (Criterion A, G) ; and
- Aesthetically, as a custom designed memorial successfully utilising past stone masonry and metal inlay skills (Criterion E).

Phoenix Clothing Company complex

347-349 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1854-1859
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
Victorian Heritage Register number: H0801

What is significant?

The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne's early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor

of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period.

Kidd's row houses later Langdon Buildings

351-355 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1863-1869
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance

Victorian Heritage Register number: HO527

What is significant?

The Langdon Building at 351-355 King Street was built as three terrace houses by the owner-builder Robert Kidd. He built them in stages as follows: No.351 in 1863, No.353 in 1865 and No.355 in 1869. Kidd lived at No.353. The middle house of the three was a shop from 1870 but has now had its shopfront removed. All three terrace houses are two storeys, constructed in brick with coursed bluestone facades. Access was directly off the street in the manner of English town houses. Each house has quoins, a motif which is repeated around the front door and windows. Whilst all three buildings are constructed on the street alignment the parapet and string course is not continuous, reflecting the differing stages of construction. The Langdon Building was used as an early clothing factory and was later combined with the adjoining the Fenwick Brothers Phoenix Clothing building. These early factories share a party wall and were once linked via twin archways.

How is it significant?

The Langdon Building is of architectural and historical significance to the State of Victoria.

Why is it significant?

The Langdon Building is architecturally significant as an excellent example of the use of Victoria's ubiquitous bluestone as a construction material. Spanning three periods of construction, the Langdon Building has a consistent use of facing bluestone. There is a contrast between the fine ashlar finishes of the architraves, quoins and string courses and the rougher finish of the wall areas.

The Langdon Building is historically significant as a rare complex of three residential buildings amalgamated for industrial use. It is a rare example of a surviving clothing factory in the central business district. From 1870 the Langdon Building was a clothing factory and had a close relationship to the notable Phoenix Clothing Factory buildings to the south. It demonstrates the adaptation and adjustment of owners to changing economic conditions in Melbourne.

Bay View Hotel

360 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

Bay View Hotel built for local hotelier, Michael Moran by J. Holmes and later, James Healy, in 1864-5.

Contributory elements include:

- a stuccoed brick and stone, parapeted corner hotel of two- storeys;
- hipped corrugated iron clad roof set behind a parapet;
- simply moulded cornice, architraves and six-pane double-hung sashes denote the building's age;
- an ornamental metal lamp attached with scrolled brackets to the wall over the side entry is of unknown provenance but is related to the period and use; and
- contribution as a traditional if isolated corner element with some relationship to two two-storey row houses on the north and east sides in Walsh and King Street.

Some new unruled stucco to walls, replacement of a side doorway and door and assumed conversion of the former corner entry to a window. Major visually related additions have been made to both frontages. However the traditional hotel form, siting and fenestration is still evident.

How is it significant?

The Bay View Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Bay View Hotel is significant.

- Aesthetically, a typical corner sited, simply designed hotel which exhibits a simple Italian Renaissance Revival form used from early in Melbourne's history into the 1880s (Criterion E); and
- Historically, and socially, as an hotel, the former social centre of the locality and associated with hotelier, Moran, who was also connected with the Rob Roy and Mansion House hotels in West Melbourne; representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Ralph A. Stuart and Co. wool brokers, later NCO House
363 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Offices, wool stores
Date(s):	1934
View of place:	2015

Statement of Significance

What is significant?

Moderne style wool stores and offices designed by Craig Reynolds and Garrett in 1934 for Ralph Stuart and Company King Street, Melbourne.

Contributory elements include:

- three level parapeted wool stores and offices in face brick designed in the Dudok Moderne style;
- cream upper level brickwork, red ground level;
- streamlined banding as horizontal recesses with windows set within;
- dominant vertical element over the entry provide for the typical interplay of massing associated with the style;
- significant brickwork detailing as ribs, jelly-mould forms, soldier course architraves;
- cast cement rams head logo over entry;
- streamlined horizontal window ledge, set on faceted window buttresses and sills beneath;
- loading bay and carriage way under south wing of building for wool traffic; and
- the visual relationship with earlier significant buildings adjoining, with similar punched fenestration and parapeted form, if not scale.

Steel framed multi-pane glazing replaced, but the overall integrity is high.

How is it significant?

Ralph A. Stuart and Co. Wool brokers wool stores, showrooms and offices are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Ralph A. Stuart and Co. Wool brokers wool stores, showrooms and offices are significant.

- Historically, as a lingering presence of primary industry buildings on the fringe of the Melbourne business district, specifically located in West Melbourne where transport access and cheaper land aided in its location (Criterion A); and
 - Aesthetically, a well-preserved and significant Moderne style façade in the Dudok manner with skilful use of brickwork and massing (Criterion E).

**Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices
407-415 King Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Offices
Date(s):	1968
View of place:	2015

Statement of Significance

What is significant?

International Modern style office building built 1968 for owners, occupiers and designers, Yuncken Freeman Architects Pty. Ltd..

Contributory elements include:

- basement and two upper levels of offices in a rectanguloid form;
- no expressed roof;
- the counter play of simple geometric rectanguloid forms, as horizontal elements set again a masonry vertical element, with an offset to allow expression of each;
- glass and steel modular façade with full-height tinted glazing (floor to ceiling);
- imposed 'structure' as steel universal-section mullions on steel plate fascias;
- originally an open office plan with modular partitioning (modified);
- natural grey podium base;
- original black external colour scheme;
- floating external open-riser stairs with simple steel bar balustrading as handrails and newels only;
- flush plaster soffits with recessed downlights; and
- minimal landscaping, paved setting.

Sign panels have been added. External doors and furniture changed. Interior layout and furnishing changed (inspection from street only). Glass bricks added facing the rear car park.

How is it significant?

Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices, is significant.

- Historically, for the close link with the important architectural firm of Yuncken Freeman Architects designed as their own offices, the firm being nationally prominent at that time (Criterion A); and
- Aesthetically, the most accomplished, early small-scale International Modern office designs in Victoria, serving as a prototype for the design and development of BHP house as well as an advertisement for the firm's design direction; perhaps one of the most faithful of the Mies van der Rohe inspired designs in Victoria, following an internationally applauded design theme (Criterion E).

George Donald's house (also James Bryce's wooden house at rear)
438 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1873-4, 1863 rear
View of place:	2015

Statement of Significance

What is significant?

House built for George Donald, local inspector of weights and measures in 1873-4.

Contributory elements include:

- double-fronted two colour Italianate style brick villa with M-hipped main roof;
- patterned slate roof cladding, cemented chimneys with unusual arcaded shafts and cornices;
- face brick rear and side walls;
- bracketed eaves, vermiculated cemented panels, masks and brackets to side walls;
- front verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with moulded cement architraves and bracketed sills and panels under;
- four-panel entry door and side and top lights;
- encaustic mosaic tiles to verandah;
- remnants of an Interwar wire fence (part replaced); and
- the contribution to a valuable Victorian-era streetscape.

How is it significant?

George Donald's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

George Donald's house is significant.

- Historically, for the close link with the regionally prominent inspector of markets, George Donald, and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved and significant Italian villa design with uncommon detailing (Criterion E).

Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office

439 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

House first owned by Elizabeth Street pawn broker, Abraham Smith in 1885, and later the office of the prize winning architect, Don Hendry Fulton, from around the late 1950s-1960s.

Contributory elements include:

- two storey parapeted stuccoed elevated row house;
- cemented cornice moulds, foliated and faceted blocks and brackets with an entablature mould, panelled verandah side walls;
- face brick side and rear walls;
- pitched hipped roof behind the parapet, with cemented and corniced chimneys (part);
- rebuilt two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets also dentilated gutter mould;
- dressed and quarry face blue stone faced, raised verandah floor;
- double-hung sash windows, with cemented architraves and arched lights at ground floor;
- substantial four-panel entry door with side and top light including a spoked fanlight;
- cast-iron double palisade front fence on dressed and rubble blue stone footings with cemented and scrolled side yard walls and piers (caps reconstructed); and

- the contribution to small but valuable Edwardian and Victorian-era streetscape with the St James church complex adjoining, the arched fenestration matching that of the church.

How is it significant?

Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office is significant historically and aesthetically to West Melbourne.

Why is it significant?

Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office is significant.

- Historically, for the building's close link with the locally prominent Abraham Smith family and later as the long-term office of prize winning architect, D. H. Fulton (Criterion A); and
- Aesthetically (as reconstructed), a well-preserved and large row house design with distinctive detailing and form, indicating a custom design; also a contributory part of a small Edwardian and Victorian-era precinct (Criterion E).

Newstead or Ormiston house

444 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1878, 1913
View of place:	2015

Statement of Significance

What is significant?

House first owned by engineer, William Ormiston, in 1878 and renovated by his son, James Ormiston c1913, with Edwardian-era detailing applied to the old double gabled 1870s cottage form.

Contributory elements include:

- one storey parapeted brick and stuccoed row house;
- slim cemented cornice moulds, multiple vermiculated panels on the entablature, scrolls and brackets and a raised arched entablature, with house name, cemented swag and anthemion on top;
- face brick side and rear walls;
- slate clad double-gabled roof behind the parapet, with terracotta Edwardian-era ridge cappings, and cemented and corniced chimneys with terracotta Edwardian-era pots;
- front bullnose profile verandah with corrugated iron cladding, turned timber posts, fan pattern cast-iron frieze and integral brackets, all of Edwardian character;
- double-hung sash windows;
- four-panel entry door and toplight;
- dressed stone flags to verandah floor;
- pitched laneway and crossing; and
- contribution to valuable Victorian-era streetscape.

Facade bricks painted over, Victorian-era reproduction iron fence added and an unrelated roller door added over the pitched lane entry but the house remains true to the last development in the Edwardian-era.

How is it significant?

Newstead or Ormiston house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Newstead or Ormiston house is significant.

- Historically, for the close link with the engineering Ormiston family, an occupation that relates well to West Melbourne's industrial history; representative of two major growth periods in West Melbourne, the Edwardian and Victorian-eras (Criterion A); and
- Aesthetically, an unusual combination of two eras, Edwardian and Victorian-era, with distinctive vermiculated panels (Criterion E).

Underground Public Toilets Hawke Street and King Street Reserve

446 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Public Toilet
Date(s):	1938
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance

Victorian Heritage Register number: H2133

What is significant?

The underground men's public toilet in West Melbourne, built in 1938, is one of eleven built in Melbourne in the early twentieth century in response to public demand for public toilet facilities in Melbourne that were both sanitary and discreet. Street-level toilets were regarded as indecently open to public view. Underground toilets removed toilets from public view, and had already been built in Scotland, England and Sydney. The establishment in December 1890 of the Melbourne and Metropolitan Board of Works, responsible for building and maintaining an underground sewerage system, had provided the necessary infrastructure. The first underground public toilet in Melbourne, which included facilities for women as well as men, was opened in Russell Street in 1902. Several more were built before World War I: a men's in Queen Street in 1905; a men's and women's in Elizabeth Street opposite the Queen Victoria Market in 1907; a men's in Swanston Street in 1909 (now demolished); a women's in Elizabeth Street outside the GPO in 1910 (a men's was added in c1927); and a women's outside the Town Hall in Collins Street in 1914 (a men's was added c1960). A men's was built in Flinders Street in 1918. Four more were built in the Interwar period: this one in West Melbourne, one in Carlton, and two in East Melbourne (one of which has been demolished).

The underground public toilet is in a small park at the corner of King and Hawke Streets, West Melbourne, near the south end of the Errol Street shopping strip. Above ground elements are very similar to the earlier underground toilets built in Melbourne between 1902 and 1918, and consist of two stairway entrances enclosed by iron railings, iron gates and cast iron combined ventilation pipes and sign posts. An additional feature at ground level, found only on this toilet and the one in Carlton built in 1939, is the Moderne style polychrome brick ventilation shaft with decorative wrought iron panels. The toilet has now been decommissioned and the entrances are covered by concrete slabs. The condition of the interior is unknown.

Why is it significant?

The underground public toilet in West Melbourne is of historical and architectural significance to the state of Victoria.

How is it significant?

The underground public toilet in West Melbourne is of historical significance as one of the group of public toilets built in Melbourne in the early twentieth century which reflects an important era of sanitary, technological and social reform, as well as contemporary attitudes to public decency. It is a reflection of a major engineering achievement, the development of Melbourne's underground water, drainage and sewerage system, and the advances in sanitation and public health made possible, following the establishment of the Melbourne and Metropolitan Board of Works in 1890.

The underground public toilet in West Melbourne is of architectural significance as an example of an unusual building type, and of early twentieth century civic design. The iron railings, gates and columns and the brick ventilation shaft are of interest as examples of street furniture of the period.

Elm, Hawke Street and King Street Reserve

446 near King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Tree
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

Mature elms ('*Ulmus* sp.') are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.

Contributory elements include:

- mature elm ('*Ulmus*'sp.), Hawke Street and King Street Reserve, near 446 King Street -37.805317, 144.949171; and
- land within five metres of the root ball.

How is it significant?

This mature elm ('*Ulmus* sp.') is significant historically, aesthetically and for its rarity in West Melbourne.

Why is it significant?

This mature elm ('*Ulmus* sp.') is significant.

- Historically, as an indication of tree planting and selection in the Victorian and Edwardian- eras with the goal of beautification and creation of shade (Criterion A);
- Aesthetically, for its form and maturity as located in a reserve, where its growth pattern has been relatively unhindered (Criterion E); and
- Rarity, as one of the few remaining examples from a large number of street trees existing in the 1890s (Criterion B).

City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve

446 near King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Utility
Date(s):	1900s
View of place:	2015

Statement of Significance

What is significant?

City of Melbourne Electric Supply Department pillar-box located on the edge of the Hawke Street and King Street Reserve, is typical of pillar-boxes erected after 1900 when the Melbourne City Council Electric Supply Department commenced construction of a Direct Current electricity supply system for inner Melbourne.

Contributory elements include:

- rectangular cast-iron pillar-box
- pyramidal top;
- cast City emblems on side of pillar set in panels; and
- set on asphalt paved base.

How is it significant?

City of Melbourne Electric Supply Department pillar-box is located on the edge of the Hawke Street and King Street Reserve is significant historically and aesthetically to West Melbourne.

Why is it significant?

City of Melbourne Electric Supply Department pillar-box is located on the edge of the Hawke Street and King Street Reserve is significant.

- Historically, as symbolic in the advance of new City of Melbourne services in the West Melbourne area (Criterion A); and
- Aesthetically, for the ornamental castings that make up the box, that reflects the Victorian and Edwardian-era cast-iron decoration used on nearby houses and shops (Criterion E).

Gair Manufacturing Company Pty. Ltd. Bulk Store

461-467 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1935, 1998
View of place:	2015

Statement of Significance

What is significant?

Gair Manufacturing Company Pty. Ltd. bulk store designed by Norman Seabrook Architect, ARAIA in 1935, in Seabrook's trademark Dudok Modernist style.

Contributory elements include:

- two storey parapeted face brick warehouse;
- pitched roofs concealed behind the parapet;
- rectilinear, rounded-corner Modernistic form, facing Dudley and King Streets;
- coloured brickwork banding to accentuate horizontals;
- vertical massing elements as the entry bay;
- repeating window modules set in horizontal strips, with cemented streamline window hood; and
 - the contribution to a minor Modernist streetscape at this corner, with the similarly Modernistic 469-471 King Street adjoining.

Bricks painted over, ground level yellow brick rendered; new visually related windows at ground level set in deeper openings; new entry in a similar style to building.

How is it significant?

The Gair Manufacturing Company Pty. Ltd. Bulk Store is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Gair Manufacturing Company Pty. Ltd. Bulk Store is significant.

- Historically, for the association with the Gair company and the firm's expansion that paralleled service during World War Two (Criterion A); and
- Aesthetically, as an altered but good example of European Modernism by Norman Seabrook, the designer claimed to be the instigator of this style in Victoria in 1934 (Criterion E).

West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices

469-471 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house, offices
Date(s):	1884, 1952-3, 1993
View of place:	2015

Statement of Significance

What is significant?

Offices, police station, and dwelling designed 1952-3 for the Fibrous Plaster Manufacturers Association by Edgar H Alexander LRAIA that included a rebuild of two brick row houses built for a Mrs Ann Brown in 1884.

Contributory elements include:

- two-storey parapeted, brick and cement Modernist façade to King Street;
- red brick to south side wall;
- windows set in horizontal bands or streamlined strips;
- projecting cemented moulds delineating parapet and window strips;
- heeler brick infill between windows as part of the banding;
- tiles or tile like cementing as façade banding;
- rolled-edge cast cement reveals to the entry;
- Victoria coat of arms 'Quality and Integrity' as an indication of the police occupation;
- Victorian-era row house roof forms and walls behind; and
- contribution to a minor Modernist streetscape at this corner, with the Modernistic 461 King Street adjoining.

Façade steel-framed windows replaced; bricks and façade tiles painted over; Victoria coat of arms modified.

How is it significant?

West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, is significant.

- Historically, and socially, for the long-term occupation of both phases of the building's development by the Victoria Police, as a West Melbourne public building (see coat of arms); also expressive, by the extent of the 1952-3 works, of the era before post-war restrictions were lifted on non-residential building works and the competing need for a building related association to present a modern face to the world (Criterion A, G); and
- Aesthetically, as an altered but adept Modernist design, coupled with the adjoining building as examples of this stylistic theme (Criterion E).

Tame and Company factory
511 King Street, WEST MELBOURNE

Demolished

Mair's row houses, part 555-557 King Street

555 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

Row house pair erected by Stephen Mair in 1875.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented dentilated cornice moulds, blocks and brackets;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets also the rare lyre pattern balustrade panel;
- double-hung sash windows, with 3 lights at ground floor;
- four-panel entry door and toplight; and
- cast-iron palisade front fences and gates on dressed stone footings.

How is it significant?

Mair's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Mair's row houses are significant.

- Historically, for the association with Stephen Mair before he joined the veritable Samuel Amess firm, one of the builder-developers typical of West Melbourne, and representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved early row house design with a rare cast-iron detailing (Criterion E).

Mair's row house, part 555-557 King Street

557 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

Row house pair erected by Stephen Mair in 1875.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented dentilated cornice moulds, blocks and brackets;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and brackets also the rare lyre pattern balustrade panel;
- double-hung sash windows, with 3 lights at ground floor;
- four-panel entry door and toplight; and
- cast-iron palisade front fences and gates on dressed stone footings.

How is it significant?

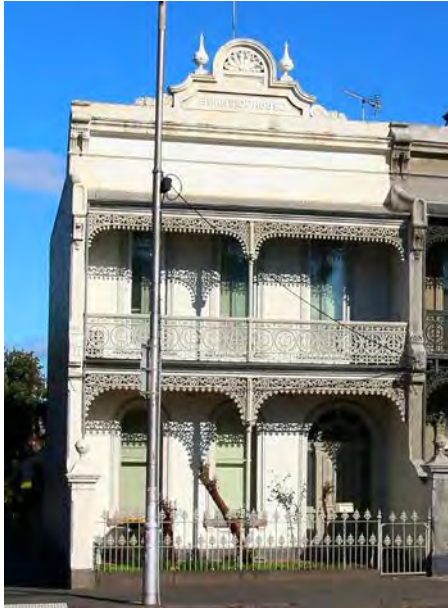
Mair's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Mair's row houses are significant.

- Historically, for the association with Stephen Mair before he joined the veritable Samuel Amess firm, one of the builder-developers typical of West Melbourne, and representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved early row house design with a rare cast-iron detailing (Criterion E).

Burnside House, part Houston's row houses 581-583 King Street 581 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Row house pair built in 1883 for Hugh Houston, partner in a pioneering ship building company, to the design of prolific local architect, Henry Shalless.

Contributory elements include:

- two stuccoed brick, two storey row houses;
- parapets, with distinctive full arched raised entablatures, shells, and flanking piers and urns above the scrolled name panel;
- cemented chimneys and terracotta pots above the pitched main roofs;
- Two level cast iron verandahs with ornate friezes, brackets and balustrading, dentilated eaves and a concave corrugated iron clad roof;
- arched and architraved double-hung sash windows, with panelled sills and pilasters;
- an ornate entrance with a deeply panelled door, spoked fanlight connected to panelled side lights;
- tiled verandah;
- double palisade Iron picket fences set on dressed basalt at the frontage, with cemented piers and orbs, also scrolled yard dividing walls;
- large face brick service wings, with face brick to side of 581 (bricks painted over);
- corner siting for 581 King Street; and
- contribution as a valuable corner element in a richly decorated and significant Victorian-era residential streetscape from Roden to Hawke Streets.

Bricks painted over on the side wall of 581.

How is it significant?

Houston's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Houston's row houses are significant.

- Aesthetically, as one of the relatively small number of architect designs within this common row house form in West Melbourne, the houses are well-preserved, richly ornamented in a competent manner, and are a valuable part of a significant Victorian-era streetscape (Criterion E); and
- Historically, two of a row of speculative houses, aimed at an aspiring market, and associated with an old West Melbourne resident, Houston, who developed a number of other properties in the area and helped form one of the Colony's first ship building works (Criterion A).

Burnside House, part Houston's row houses 581-583 King Street 583 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Row house pair built in 1883 for Hugh Houston, partner in a pioneering ship building company, to the design of prolific local architect, Henry Shalless.

Contributory elements include:

- two stuccoed brick, two storey row houses;
- parapets, with distinctive full arched raised entablatures, shells, and flanking piers and urns above the scrolled name panel;
- cemented chimneys and terracotta pots above the pitched main roofs;
- Two level cast iron verandahs with ornate friezes, brackets and balustrading, dentilated eaves and a concave corrugated iron clad roof;
- arched and architraved double-hung sash windows, with panelled sills and pilasters;
- an ornate entrance with a deeply panelled door, spoked fanlight connected to panelled side lights;
- tiled verandah;
- double palisade Iron picket fences set on dressed basalt at the frontage, with cemented piers and orbs, also scrolled yard dividing walls;
- large face brick service wings, with face brick to side of 581 (bricks painted over);
- corner siting for 581 King Street; and
- contribution as a valuable corner element in a richly decorated and significant Victorian-era residential streetscape from Roden to Hawke Streets.

Bricks painted over on the side wall of 581.

How is it significant?

Houston's row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Houston's row houses are significant.

- Aesthetically, as one of the relatively small number of architect designs within this common row house form in West Melbourne, the houses are well-preserved, richly ornamented in a competent manner, and are a valuable part of a significant Victorian-era streetscape (Criterion E); and
- Historically, two of a row of speculative houses, aimed at an aspiring market, and associated with an old West Melbourne resident, Houston, who developed a number of other properties in the area and helped form one of the Colony's first ship building works (Criterion A).

Bell's house, part row houses, 585-587 King Street

585 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Two row houses built by John Bell in 1883.

Contributory elements include:

- two storey, parapeted dichrome brick row houses, 587 more ornate and with a wider frontage;
- detailing of segmentally arched cemented raised entablatures flanked by cast iron finials set on incised (585) piers;
- vermiculated blocks on 587;
- cast iron verandahs of two levels, with friezes, brackets and balustrade panels with balusters;
- ornamented brick verandah end walls, with 587 being thicker than 585;
- double-hung sash windows with segmental arches on 585;
- ornate arched entrance with panelled side lights and fanlight at 587 and a more austere flat-arched entrance, toplight only, at 585, as indicators of their relative status;
- tiled verandah floor;
- double palisade iron front fences on dressed stone plinths, with ornamented cement piers and scrolled dividing walls, plus orbs or finials; and
- contribution as part of a valuable Victorian-era residential streetscape.

Fence and parapet finials and urns are missing, as minor changes to the house exteriors.

How is it significant?

These row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

These row houses are significant.

- Aesthetically, as well-preserved and ornate examples of a common row house type in West Melbourne and contributory part of a significant Victorian-era streetscape (Criterion E); and
- Historically, as custom built row houses they contrast to the more typical speculative dwellings of West Melbourne; and are representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

**Victoria House or Dewar's house, part row houses, 585-587 King Street
587 King Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

One of two row houses built by John Bell in 1883, 587 King Street being for a butcher, James Dewar.

Contributory elements include:

- two storey, parapeted dichrome brick row houses, 587 more ornate and with a wider frontage;
- detailing of segmentally arched cemented raised entablatures flanked by cast iron finials set on incised (585) piers;
- vermiculated blocks on 587;
- cast iron verandahs of two levels, with friezes, brackets and balustrade panels with balusters;
- ornamented brick verandah end walls, with 587 being thicker than 585;
- double-hung sash windows with segmental arches on 585;
- ornate arched entrance with panelled side lights and fanlight at 587 and a more austere flat-arched entrance, toplight only, at 585, as indicators of their relative status;
- tiled verandah floor;
- double palisade iron front fences on dressed stone plinths, with ornamented cement piers and scrolled dividing walls, plus orbs or finials; and
- contribution as part of a valuable Victorian-era residential streetscape.

Fence and parapet finials and urns are missing, as minor changes to the house exteriors.

How is it significant?

These row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

These row houses are significant.

- Aesthetically, as well-preserved and ornate examples of a common row house type in West Melbourne and contributory part of a significant Victorian-era streetscape (Criterion E); and
- Historically, as custom built row houses they contrast to the more typical speculative dwellings of West Melbourne; and are representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Frederick Stones' row houses, part 589-591 King Street

589 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1882
View of place:	2015

Statement of Significance

What is significant?

Row houses built by West Melbourne contractor, Frederick Stones in 1882.

Contributory elements include:

- two storey, stuccoed brick parapeted row house pair, set close to the street;
- rectangular cemented raised parapet entablature, flanked by orbs and urns at the piers and party walls;
- very ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double-hung sash windows with three lights at ground level;
- entrances with spoked fanlights;
- tiled verandah floor;
- double palisade iron fences; and
- contribution to a valuable Victorian-era residential streetscape.

How is it significant?

Frederick Stones' row houses, 589-591 King Street are significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 589-591 King Street, are significant.

- Aesthetically, as a well-preserved example of a common row house type and part of a significant Victorian-era Streetscape (Criterion E); and
- Historically, a good example of the many Stones developments in the West Melbourne area and another example of speculative row house development; also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Frederick Stones' row houses, part 589-591 King Street

591 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1882
View of place:	2015

Statement of Significance

What is significant?

Row houses built by West Melbourne contractor, Frederick Stones in 1882.

Contributory elements include:

- two storey, stuccoed brick parapeted row house pair, set close to the street;
- rectangular cemented raised parapet entablature, flanked by orbs and urns at the piers and party walls;
- very ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double-hung sash windows with three lights at ground level;
- entrances with spoked fanlights;
- tiled verandah floor;
- double palisade iron fences; and
- contribution to a valuable Victorian-era residential streetscape.

How is it significant?

Frederick Stones' row houses, 589-591 King Street are significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 589-591 King Street, are significant.

- Aesthetically, as a well-preserved example of a common row house type and part of a significant Victorian-era Streetscape (Criterion E); and
- Historically, a good example of the many Stones developments in the West Melbourne area and another example of speculative row house development; also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Frederick Stones' row houses, part 595-597 King Street

595 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1903
View of place:	2015

Statement of Significance

What is significant?

Row houses built by Frederick Stones junior between 1894 (597) and 1903 (595).

Contributory elements include:

- a two storey, parapeted row house pair derived from the Italian Renaissance Revival style;
- cemented rectangular raised entablatures, flanked by scrolls;
- bracketed corbel which terminates the verandah side wall
- ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- unusual stuccoed porch which links the verandah with the boundary;
- cemented and corniced chimneys;
- cemented architraves to openings;
- entrances with spoked fanlights;
- double-hung sash windows with three lights at ground level;
- tiled verandah;
- double palisade iron fences;
- outbuildings, brick walling at rear of 597; and
- contribution to a valuable Victorian-era residential streetscape.

Some parapet urns/orbs missing.

How is it significant?

Frederick Stones' row houses, 595-597 King Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 595-597 King Street, are significant.

- Aesthetically, an unusual late and near original, 20th Century variation on a common row house type in West Melbourne, built with the 19th century Italian Renaissance vocabulary in a period when English Medieval revival stylism had been active for over a decade; also for the contribution to a significant Victorian-era streetscape which epitomises the period (Criterion E); and
- Historically, good examples of the later Stones family developments and one of many in that street and the area; representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Frederick Stones' row houses, part 595-597 King Street

597 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1894
View of place:	2015

Statement of Significance

What is significant?

Row houses built by Frederick Stones junior between 1894 (597) and 1903 (595).

Contributory elements include:

- a two storey, parapeted row house pair derived from the Italian Renaissance Revival style;
- cemented rectangular raised entablatures, flanked by scrolls;
- bracketed corbel which terminates the verandah side wall
- ornate two level cast iron verandahs, with panelled friezes, brackets, fluted posts, and dentilated eaves;
- unusual stuccoed porch which links the verandah with the boundary;
- cemented and corniced chimneys;
- cemented architraves to openings;
- entrances with spoked fanlights;
- double-hung sash windows with three lights at ground level;
- tiled verandah;
- double palisade iron fences;
- outbuildings, brick walling at rear of 597; and
- contribution to a valuable Victorian-era residential streetscape.

Some parapet urns/orbs missing.

How is it significant?

Frederick Stones' row houses, 595-597 King Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Frederick Stones' row houses, 595-597 King Street, are significant.

- Aesthetically, an unusual late and near original, 20th Century variation on a common row house type in West Melbourne, built with the 19th century Italian Renaissance vocabulary in a period when English Medieval revival stylism had been active for over a decade; also for the contribution to a significant Victorian-era streetscape which epitomises the period (Criterion E); and
- Historically, good examples of the later Stones family developments and one of many in that street and the area; representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

James Oliver's row houses, part 599-601 King Street

599 King Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1874-5
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by James Oliver that included 599 King Street (built in 1874-75) and 601 King Street (built by 1879).

Contributory elements include:

- two storey, stuccoed brick and parapeted row house pair, each with a wide frontage;
- face brick side wall to lane for 601 with scalloped parapet profile;
- arched parapet entablatures with flanking scrolls and associated urns or orbs;
- two level cast iron verandahs, with panelled friezes, brackets, dentilated eaves, and balustrade panels of an unusual pattern (possibly imported);
- tiled pathways and verandahs;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double palisade iron fences on dressed stone plinths, with cemented piers;
- large top and side lit entrance doorways that are unusual for the early construction date; and
- contribution part of a valuable residential streetscape.

How is it significant?

James Oliver's row houses, 599-601 King Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

James Oliver's row houses, 599-601 King Street, are significant.

- Aesthetically, as an early, generally original example of a common row house form with interesting iron details also a contributory part of a significant Victorian-era streetscape (Criterion E); and
- Historically, a well-preserved example of a builder-owner developer who chose to live in his product and thus built a relatively well-appointed pair of houses; also closely associated with James Oliver and his family who were well publicised nationally after his death; and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

**James Oliver's row houses, part 599-601 King Street
601 King Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by James Oliver that included 599 King Street (built in 1874-75) and 601 King Street (built by 1879).

Contributory elements include:

- two storey, stuccoed brick and parapeted row house pair, each with a wide frontage;
- face brick side wall to lane for 601 with scalloped parapet profile;
- arched parapet entablatures with flanking scrolls and associated urns or orbs;
- two level cast iron verandahs, with panelled friezes, brackets, dentilated eaves, and balustrade panels of an unusual pattern (possibly imported);
- tiled pathways and verandahs;
- cemented and corniced chimneys;
- cemented architraves to openings;
- double palisade iron fences on dressed stone plinths, with cemented piers;
- large top and side lit entrance doorways that are unusual for the early construction date; and
- contribution part of a valuable residential streetscape.

How is it significant?

James Oliver's row houses, 599-601 King Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

James Oliver's row houses, 599-601 King Street, are significant.

- Aesthetically, as an early, generally original example of a common row house form with interesting iron details also a contributory part of a significant Victorian-era streetscape (Criterion E); and
- Historically, a well-preserved example of a builder-owner developer who chose to live in his product and thus built a relatively well-appointed pair of houses; also closely associated with James Oliver and his family who were well publicised nationally after his death; and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

**Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later
Molloy and Co, hide and skin merchants**

488-494 La Trobe Street, WEST MELBOURNE

Demolished

Sturgess row houses, part 1-9 Miller Street

1 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after.

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also quarry tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a significant Victorian-era streetscape (Criterion E).

Sturgess row house, part 1-9 Miller Street

3 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after.

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also quarry tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a significant Victorian-era streetscape (Criterion E).

Sturgess row house, part 1-9 Miller Street

5 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after.

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also quarry tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a significant Victorian-era streetscape (Criterion E).

Sturgess row house, part 1-9 Miller Street

7 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after.

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also quarry tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a significant Victorian-era streetscape (Criterion E).

Sturgess row house, part 1-9 Miller Street

9 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873-4
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Sturgess: the first stage in late 1873 of four one-storey houses (3-9 Miller Street) and one two-storey house (1 Miller Street), with the additional second levels to 3-9 Miller Street following soon after.

Contributory elements include:

- two storey parapeted stuccoed house row;
- cemented cornice moulds, rosettes and brackets;
- fluted string mould on 1 Miller Street;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced and barrel top chimneys;
- two storey cast-iron verandah, early bellied cast-iron balustrading (3-9 Miller Street), panelled frieze and brackets also quarry tiled floors;
- single level distinctive arcaded verandah in the Italian Renaissance Revival manner (1 Miller Street) set on cast-iron columns;
- double-hung sash windows on 1 Miller street, with cemented architraves and moulded hoods;
- double-hung sash windows, with a French door at each upper level (3-9);
- four-panel entry door and toplight;
- cast-iron palisade front fences, integral with the arcade at 1 Miller Street; and
- contribution to valuable Victorian-era streetscape.

Side elevation of 1 Miller Street has been altered, and a garage and high masonry wall added to the Curzon Street frontage; new concrete verandah floor and removal of lower level cast iron detailing at 3-9 Miller St; bricks painted over or rendered; minor changes to upper level frieze 3 Miller Street.

How is it significant?

The Sturgess row houses are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Sturgess row houses are significant.

- Historically, as in part the long-term residence of William Sturgess one of West Melbourne most successful developers and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, for the distinctive arcaded end bay to the terrace, and uncommon cast-iron detailing also as contributory to a significant Victorian-era streetscape (Criterion E).

Relwof or Fowler house, and palm

26 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1913
View of place:	2015

Statement of Significance

What is significant?

House built by Charles H. Little for Angelina and her husband, Henry Fowler, a fitter, in 1913, on the site of the Melbourne Benevolent Asylum of 1851.

Contributory elements include:

- single storey red brick Federation Bungalow style house;
- cream brick trimming at openings;
- asymmetrical floor plan;
- hipped main roof and gabled bay roof, with textured stucco and trussing in the gable end;
- gabled dormer window;
- unglazed terra-cotta Marseilles pattern roof tiles to main and window hood roofs, with terra-cotta finials and cappings;
- red brick chimneys with corbelled and cemented tops;
- timber framed bayed verandah with fretted and slatted friezes and balustrading;
- casement lead-light window groups, with top lights;
- door with top and side lights;
- mature palm in front garden; and
- contribution as a key element in an important, largely Edwardian-era streetscape that symbolises the former Benevolent Asylum site.

The front fence appears to from the Interwar period and is well-preserved.

How is it significant?

Relwof or Fowler house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Relwof or Fowler house is significant.

- Historically, as symbolic, with nearby houses also built at this time, of the historically significant former Melbourne Benevolent Asylum (Criterion A); and
- Aesthetically, as a well-preserved and highly articulated Federation Bungalow set on a confined but elevated site and as a key element in an important, largely Edwardian-era streetscape (Criterion E).

Allandale or Allen's houses, part 37-39 Miller Street

37 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row houses built for manager of the local auctioneering business of Messrs G. D. Langridge and Sons, James R. Allen, in 1887.

Contributory elements include:

- a two-storey stuccoed brick row house pair;
- scrolled, arched-shape parapet cemented entablatures with swags and the house names thereon;
- simple ornament for the late construction date;
- cast-iron verandahs of two levels, with concave corrugated iron clad roof, panelled friezes, and brackets;
- double-hung sash windows with 3 light windows at ground level;
- iron fences and gates on stone plinths, and scrolled profile garden walls with cemented capped piers; and
- contribution as a major part of a 19th century residential streetscape consisting of stuccoed row houses of a similar form, but varying in scale.

The parapet urns or orbs are gone, and the side wall bricks painted over as minor changes to these houses.

How is it significant?

Allen's houses, 37-39 Miller Street are significant historically and aesthetically to West Melbourne.

Why is it significant?

Allen's houses, 37-39 Miller Street are significant.

- Aesthetically, as a relatively late but near original example of a common type which contributes to a significant residential streetscape (Criterion E);
- Historically, representative of a major growth period (Victorian-era) in West Melbourne and for the link with J R Allen, a prominent local community member in the late Victorian-era (Criterion A).

Fortune or Allan's houses, part 37-39 Miller Street

39 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row houses built for manager of the local auctioneering business of Messrs G. D. Langridge and Sons, James R. Allen, in 1887.

Contributory elements include:

- a two-storey stuccoed brick row house pair;
- scrolled, arched-shape parapet cemented entablatures with swags and the house names thereon;
- simple ornament for the late construction date;
- cast-iron verandahs of two levels, with concave corrugated iron clad roof, panelled friezes, and brackets;
- double-hung sash windows with 3 light windows at ground level;
- iron fences and gates on stone plinths, and scrolled profile garden walls with cemented capped piers; and
- contribution as a major part of a 19th century residential streetscape consisting of stuccoed row houses of similar form, but varying in scale.

The parapet urns/orbs are gone, side wall bricks painted over.

How is it significant?

Allen's houses, 37-39 Miller Street are significant historically and aesthetically to West Melbourne.

Why is it significant?

Allen's houses, 37-39 Miller Street are significant

- Aesthetically, as a relatively late but near original example of a common type which contributes to a significant residential streetscape (Criterion E); and
- Historically, representative of a major growth period in West Melbourne (Criterion A).

Valkyrie or Bjornsen's house

44 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1914
View of place:	2015

Statement of Significance

What is significant?

House built by Robert Thackwray for mariner Bjorn Robert Bjornsen in 1914 on the site of the Melbourne Benevolent Asylum.

Contributory elements include:

- single storey elevated red brick transitional Federation Bungalow style house;
- asymmetrical floor plan;
- slate clad, hipped main roof and gabled bay roof, with textured stucco and half-timbering in the gable end;
- red brick chimneys with corbelled cemented tops;
- timber framed front verandah with slatted friezes, brackets and balustrading;
- casement lead-light (part) window groups, with top lights;
- bowed window bay with pressed metal spandrel;
- door with top and panelled side lights;
- steps and cemented stair walls in front garden;
- rare brick and wire front fence with cushion caps to piers and fine scrolling on the wirework; and
- contribution as a key element in an important, largely Edwardian-era streetscape that symbolises the former Benevolent Asylum site.

Part of the brickwork is painted over.

How is it significant?

Valkyrie or Bjornsen's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Valkyrie or Bjornsen's house is significant.

- Historically, as symbolic, with nearby houses also built at this time, of the historically significant former Melbourne Benevolent Asylum (Criterion A), and
- Aesthetically, a well-preserved and transitional Federation Bungalow with elements from the Victorian-era styles still visible, set on a confined but elevated site as a key element in an important, largely Edwardian-era streetscape (Criterion E).

Britannia Tie Company Pty. Ltd. factory

60-80 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1922
View of place:	2015

Statement of Significance

What is significant?

Former tie factory designed by well-regarded architects, Ballantyne and Hare (Architects and Engineers) of Melbourne and Sydney, acting for the Britannia Tie Company Pty. Ltd., and built on the site of the Melbourne Benevolent Asylum of 1851.

Contributory elements include:

- red brick parapeted Interwar Arts and Crafts style factory building on one level, with a concrete slab trafficable roof;
- corner siting on a hillside;
- five-bay main elevation to Miller Street focussed on a distinctive Romanesque-like central brick archway with lunette,
- stepped parapet and large keystone;
- similar seven bay side elevations, plain at rear;
- strongly expressed piers delineate each bay with terra-cotta cappings and soldier coursing atop each;
- terracotta string moulds and soldier coursing over openings, with wrought iron balustrading using a saltire cross motif for the roof;
- multi-pane glazing in steel frames to the main windows with an unusual roundel centred on each opening and bullnose sills;
- suspended flat roof canopy over the entry; and
- contribution as part of the Edwardian-era and Interwar redevelopment of the Melbourne Benevolent Asylum site.

In 1990-1992 redevelopment of the site as residences meant a new fence added in place of a timber framed wire fence and an added visually related Post-Modern style upper level in response to prevailing heritage issues while keeping the original building as relatively well-preserved.

How is it significant?

Britannia Tie Company Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Britannia Tie Company Pty. Ltd. factory is significant.

- Historically, as symbolic, with nearby houses also built around this time, of the historically significant former Melbourne Benevolent Asylum site also part of the Interwar surge of industrial development that has left its mark in West Melbourne and, by the nature of the 1990s addition, an indication of heritage policies of the time (Criterion A); and
- Aesthetically, uncommon as an essentially well-preserved Arts and Crafts style factory with fine and distinctive detailing (Criterion E).

Stormont Terrace or Ramage's row houses, part 90-92 Miller Street

90 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Ascot Vale builder, James Thurgood for the messenger and investor, John Ramage, to the design of the noted architect, Evander McIver.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, parapet balustrading, and brackets with a raised shared arched entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order, cast-iron frieze and integral brackets also an uncommon balustrade pattern;
- double-hung sash windows, with French doors on upper level of 92;
- segmentally arched openings;
- four-panel entry doors, side and top lights; and
- cast-iron double palisade front fence and gates on high, dressed stone footings, with cemented piers and scrolled garden walls.

Integrity is good despite some cemented detailing missing, stone painted over.

How is it significant?

Stormont Terrace or Ramage's row house pair is significant historically and aesthetically to West Melbourne and aesthetically to the City of Melbourne.

Why is it significant?

Stormont Terrace or Ramage's row house pair is significant.

- Historically, as representative of a major growth period in West Melbourne and closely linked with the Ramage family who were active locally (Criterion A); and
- Aesthetically, a well-preserved custom house design by well known architect, Evander McIver, with distinctive detailing and finish (Criterion E) .

Stormont Terrace or Ramage's row houses, part 90-92 Miller Street

92 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Ascot Vale builder, James Thurgood for the messenger and investor, John Ramage, to the design of the noted architect, Evander McIver.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- cemented cornice moulds, parapet balustrading, and brackets with a raised shared arched entablature;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order, cast-iron frieze and integral brackets also an uncommon balustrade pattern;
- double-hung sash windows, with French doors on upper level of 92;
- segmentally arched openings;
- four-panel entry doors, side and top lights; and
- cast-iron double palisade front fence and gates on high, dressed stone footings, with cemented piers and scrolled garden walls.

Integrity is good despite some cemented detailing missing, stone painted over.

How is it significant?

Stormont Terrace or Ramage's row house pair is significant historically and aesthetically to West Melbourne and aesthetically to the City of Melbourne.

Why is it significant?

Stormont Terrace or Ramage's row house pair is significant.

- Historically, as representative of a major growth period in West Melbourne and closely linked with the Ramage family who were locally prominent (Criterion A); and
- Aesthetically, a well-preserved custom house design by well known architect, Evander McIver, with distinctive detailing and finish (Criterion E).

Robert Finlay's house

106 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1861
View of place:	2015

Statement of Significance

What is significant?

Stone house built for banker, Robert Finlay by William Little in 1861.

Contributory elements include:

- simply elevated, bluestone house in the Colonial Georgian style
- parapeted, symmetrical facade;
- faced with basalt masonry with dressed cornice, quoins plinth and sills.
- side-walls are coursed rubble;
- twin hipped main roof;
- red brick chimneys, with corbelled tops;
- double-hung sash windows; and
- contribution as a prominently sited house on an elevated corner, once overlooking the bay and railway yards, but in a mixed streetscape of industrial and residential uses.

Integrity is good despite the fence (presumed timber picket) and the door having been replaced; a rear brick addition (bricks painted over); part of the side wall painted over; new tiles added to sill; new concrete paving at front; and new fibre cement sheet roofing. Other sundry services and out buildings have also been added.

How is it significant?

Robert Finlay's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Robert Finlay's house is significant.

- Aesthetically, a simply detailed stone house which is both early for its locality and representative of a part of the locality's early history (stone quarrying along the Moonee Ponds Creek and Maribyrnong River); one of a small group of bluestone parapeted detached houses built during the post Gold era in Melbourne and Victoria, the parapeted form being more demanding to construct and more common in commercial stone buildings (Criterion E); and
- Historically, representative of the first major growth period (early Victorian-era) in West Melbourne and associated with the Finlay family who were linked with the early history of the Colonial Bank of Australasia in the Colony (Criterion A).

O'Brien's grocer's shop and residence

112 Miller Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1889
View of place:	2015

Statement of Significance

What is significant?

Shop and residence built by W. H. Bullows in 1889 for grocers, Patrick and Bridget O'Brien.

Contributory elements include:

- two storey Victorian-era stuccoed shop and residence in the Italian Renaissance Revival style;
- face brick to part side and rear walls, with string moulds;
- balustraded main parapet, with piers, rosettes and panels, scrolling down at Lothian Street elevation termination;
- main upper level fenestration in the serlian pattern, with moulded cement architraves, panelled and bracketed sills, and keystones also ornamental wall vents;
- Corinthian order pilasters with reeded shafts on the upper level, Doric on the lower;
- cemented cornice and string moulds, with dentilation;
- double-hung sash windows;
- part shopfront (form only) with relatively high first level; and
- corner sting typical of building use.

Integrity is good despite the shopfront joinery being new.

How is it significant?

O'Brien's grocer's shop and residence is significant historically and aesthetically to West Melbourne.

Why is it significant?

O'Brien's grocer's shop and residence is significant

- Historically, representative of a major growth period in West Melbourne, as a corner shop over a long period serving this part of West Melbourne where the O'Briens were well known (Criterion A); and
- Aesthetically, a well-preserved Italian Renaissance Revival shop and residence with uncommon detailing, suggesting an architect design (Criterion E).

Peacock's row houses, part 30-32 Milton Street

30 Milton Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by John Peacock in 1886.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- panelled cast-iron serpentine frieze;
- double-hung sash windows;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Peacock's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Peacock's row houses are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and, associated with local contractor, John Peacock, who is typical of Victorian-era West Melbourne developers as well as being active in the West Melbourne community (Criterion A); and
- Aesthetically, indicative of the conservative builder-owner design using an early row house form in the late Victorian-era and contributory to valuable Victorian-era streetscape (Criterion E).

Peacock's row house, part 30-32 Milton Street

32 Milton Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by John Peacock in 1886.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- panelled cast-iron serpentine frieze;
- double-hung sash windows;
- four-panel entry door and toplight;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Peacock's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Peacock's row houses are significant

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and, associated with local contractor, John Peacock, who is typical of Victorian-era West Melbourne developers as well as being active in the West Melbourne community (Criterion A); and
- Aesthetically, indicative of the conservative builder-owner design using an early row house form in the late Victorian-era and contributory to valuable Victorian-era streetscape (Criterion E).

Sparey's row houses, part 36-38 Milton Street

36 Milton Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Martin for ironworker and Crown Grantee for the allotment, Mathew Sparey, in 1869.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple Italian Renaissance Revival styling;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- gabled roof behind the parapet, with gabled side parapets, and tall cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- double-hung sash windows with cemented architraves and bracketed sills;
- four-panel entry door and toplights;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite the assumed removal of verandah detail.

How is it significant?

Sparey's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Sparey's row houses are significant.

- Historically, representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, Mathew Sparey (Criterion A); and
- Aesthetically, well-preserved simple Italian Renaissance Revival that expresses its age with its gabled form and detailing also contributory to a valuable Victorian-era streetscape (Criterion E).

Sparey's row houses, part 36-38 Milton Street

38 Milton Street, WEST MELBOURNE



New grading system:	Significant
lace type:	Row house
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Row houses built by William Martin for ironworker and Crown Grantee for the allotment, Mathew Sparey, in 1869.

Contributory elements include:

- two storey parapeted stuccoed row house pair;
- simple Italian Renaissance Revival styling;
- plain cemented cornice moulds, blocks and brackets;
- originally face brick side and rear walls;
- gabled roof behind the parapet, with gabled side parapets, and tall cemented and corniced chimneys;
- one storey timber framed verandah with a concave profile roof clad with corrugated iron;
- double-hung sash windows with cemented architraves and bracketed sills;
- four-panel entry door and toplights;
- cast-iron palisade front fence on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite the assumed removal of verandah detail.

How is it significant?

Sparey's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Sparey's row houses are significant.

- Historically, representative of the start of a major growth period in West Melbourne, also linked with the Crown Grantee, Mathew Sparey (Criterion A); and
- Aesthetically, well-preserved simple Italian Renaissance Revival that expresses its age with its gabled form and detailing also contributory to a valuable Victorian-era streetscape (Criterion E).

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace

57-59 Peel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1866-1871
View of place:	2015

Statement of Significance

What is significant?

Row houses (later shops and residences), 'Peel Terrace, A D 1868', were built by 1866 and further improved by 1871, probably by contractors Pearson and Chadwick.

Contributory elements include:

- a row of parapeted brick two-storey houses, formerly with gabled roof forms;
- 57-59 and 61-63 built as pairs, the latter named 'Peel Terrace, A.D. 1868' as set out on a cemented gabled parapet entablature, with flanking scrolls;
- 57-59 with a simple corniced parapets;
- simple cemented side-wall ornament;
- formerly two level cast-iron and timber verandahs which are now partly shop fronts;
- iron patterns that differ (guilloche pattern on 57-59, bellied panels on 61-63-) as do the verandah posts (round section foliated capitals on 57-9 with panelled friezes and brackets, and square section timber capitals and posts on 61-3);
- French doors on the upper level (renewed, possibly replaced); and
- contribution as part of a varied formerly residential Victorian-era streetscape now of low integrity, but relating to 65 Peel Street (built for John Brown in 1865) and by scale, form and siting, to 55.

A major development has been added to the rear of 57-61 with the ground level rebuilt in a related shopfront form to the Victorian-era. This development has reduced the overall integrity of the row, leaving 63 as the best-preserved façade. Rear wings, roof forms and chimneys have gone; cast-iron verandah panels are now also mixed on 61-3, friezes gone from 61-63 (likely the same as 57-59) the face-brick of 61-3 once painted is now cleaned; parapet orbs/balls are missing generally (63 had a cement ball in 1983).

How is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, are significant.

- Aesthetically, early examples of a common West Melbourne row house type with some early details such as the French doors (changed) but much altered, being changed in use, and part of a varied formerly residential Victorian-era streetscape now of low integrity, but still relating to adjacent houses in scale, form and siting (Criterion E); and
- Historically, indicative of former generally residential nature of the street, representative of an early major growth period in West Melbourne, also an example of the owner-builder speculation typical of West Melbourne (Criterion A).

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace

61-63 Peel Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1866-1871
View of place:	2015

Statement of Significance

What is significant?

Row houses (later shops and residences), 'Peel Terrace, A D 1868', were built by 1866 and further improved by 1871, probably by contractors Pearson and Chadwick.

Contributory elements include:

- a row of parapeted brick two-storey houses, formerly with gabled roof forms;
- 57-59 and 61-63 built as pairs, the latter named 'Peel Terrace, A.D. 1868' as set out on a cemented gabled parapet entablature, with flanking scrolls;
- 57-59 with a simple corniced parapets;
- simple cemented side-wall ornament;
- formerly two level cast-iron and timber verandahs which are now partly shop fronts;
- iron patterns that differ (guilloche pattern on 57-59, bellied panels on 61-63-) as do the verandah posts (round section foliated capitals on 57-9 with panelled friezes and brackets, and square section timber capitals and posts on 61-3);
- French doors on the upper level (renewed, replaced?); and
- contribution as part of a varied formerly residential Victorian-era streetscape now of low integrity, but relating to 65 Peel Street (built for John Brown in 1865) and by scale, form and siting, to 55.

A major development has been added to the rear of 57-61 with the ground level rebuilt in a related shopfront form to the Victorian-era. This development has reduced the overall integrity of the row, leaving 63 as the best-preserved façade. Rear wings, roof forms and chimneys have gone; cast-iron verandah panels are now also mixed on 61-3, friezes gone from 61-63 (likely the same as 57-59) the face-brick of 61-3 once painted is now cleaned; parapet orbs/balls are missing generally (63 had a cement ball in 1983).

How is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace, are significant.

- Aesthetically, early examples of a common West Melbourne row house type with some early details such as the French doors (changed) but much altered, being changed in use, and part of a varied formerly residential Victorian-era streetscape now of low integrity, but still relating to adjacent houses in scale, form and siting (Criterion E); and
- Historically, indicative of former generally residential nature of the street, representative of an early major growth period in West Melbourne, also an example of the owner-builder speculation typical of West Melbourne (Criterion A).

Phoenix Clothing Company, rear
4-6 Phoenix Lane, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1860s?
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
 Victorian Heritage Register number: H0801

What is significant?

The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne's early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor

of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period.

See more at: <http://vhd.heritagecouncil.vic.gov.au/places/765#statement-significance>

Phoenix Clothing Company, rear
8 Phoenix Lane, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1859?
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
 Victorian Heritage Register number: H0801

What is significant?

The Former Phoenix Clothing Company building is a three storey stone and brick shop, residence and store complex. It contains fabric from several different periods of building and alteration. The earliest section dates from the early gold rush era, while three storey additions were made in 1859 and the ground floor of the rear store/factory section probably dates from the 1860s. An 1869 photograph of the building showed a loggia, but this has been filled with windows.

How is it significant?

The Former Phoenix Clothing Company building is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Former Phoenix Clothing Company building is of historical significance as one of the oldest examples of a commercial building and factory in the State. Its King Street facade contains rare gold rush-era elements, from a time when King Street was an unmade although busy road with bullock drays and other carriers' wagons, loaded with goods, continually passing on their way to Bendigo and the other diggings. The factory proper dates from the 1860s and provides important evidence of the character of early industrial organisation in Melbourne. The Phoenix Clothing Company was established in the wake of post gold rush metropolitan growth and benefited from the introduction of tariff legislation in the 1870s. The Phoenix factory was one of the few mechanised 19th century clothing manufacturers, and has been credited with introducing advanced overseas technology to Victoria. Although there have been many structural changes to the building over the years, the essential design and structure of the complex provide a substantially intact representation of contemporary factory design and working conditions, and of aspects of 19th century building technology.

The Former Phoenix Clothing Company building is of historical significance as evidence of the character of Melbourne's early development. The combination of residence, shop and factory is a reminder of a time when the city was much more compact, and residence and workplace were often located in the same building or very nearby. The building also demonstrates the long-term continuity of industrial usage in this part of Melbourne.

The Former Phoenix Clothing Company building is of historical significance for its associations with the notable Fenwick Brothers, and Albion T. Walkley. The Fenwick Brothers were London clothing manufacturers and importers, who owned the site from the 1850s and established the Phoenix Clothing Company there in the 1870s. Orlando Fenwick (1822-1897) who once lived on the premises, was a prominent Victorian clothing manufacturer and importer. He also took a leading role in Melbourne harbour development schemes and was a Melbourne City councillor over a long period and Mayor of the city. Walkley, the factory manager from 1875 and owner of the manufacturing section of the business from 1878, was responsible for introducing into the Victorian clothing trade the innovative mechanical knife system of cutting which revolutionised the industry in the pre-WW1 period.

The Former Phoenix Clothing Company building is of architectural significance because of its first floor loggia, perhaps the earliest example in Melbourne (although it has subsequently been built in, it is restorable) and as part of a coherent mid-19th century commercial streetscape which gives some idea of the architectural character of this part of Melbourne in the post-gold rush period.

See more at: <http://vhd.heritagecouncil.vic.gov.au/places/765#statement-significance>

West Melbourne State School No. 1689 later West Melbourne Central School

1-37 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	School
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

Prize-winning Gothic Revival style school building erected in 1875 to the design of architects, Terry and Oakden.

Contributory elements include:

- a two-storey face brick State school of two-levels with three colour brickwork (red, brown, cream) and stone dressings, and buttresses, arranged on an E-plan, with a central entrance wing and bellcote and finial over;
- dressed freestone Gothic revival entry portal with carved heads as bosses, colonettes and a tympanum incised with words `State School No 1689';
- vertically boarded doors, basalt threshold, guilloche pattern iron wall vents;
- slated multiple gabled roofs;
- architectural design excellence;
- both Gothic and Tudor-arched openings in an ecclesiastical character, aided by stone quatrefoil piercings and window hood moulds as further Medieval (English) elements, as is the oculus under the bellcote;
- double-hung sash windows with multi-pane glazing and top lights; and
- townscape contribution as the focus of the important Eades Place Victorian-era residential precinct.

Integrity is good despite numerous buildings having been added within the grounds (modernist but similar brickwork); the north and south end wings changed or extended in a matching character; some upper level windows replaced with metal frames; some repointing; and the timber picket boundary fence having been replaced with a modern metal picket.

How is it significant?

West Melbourne State School No. 1689 later West Melbourne Central School is significant historically, socially and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

West Melbourne State School No. 1689 later West Melbourne Central School is significant.

- Aesthetically, the school is a major architectural work by an important design firm, distinguished by its success in a Colony-wide competition in 1873 which was in turn influential on most of the subsequent government school designs for the Education Department until the 1920s, in this case underscoring the Medieval architectural precedent for school design. The school is also a significant and contemporary part of the important Eades Place precinct (Criterion E); and
- Historically, this was West Melbourne's only State School and the second State School built in the North and West Melbourne area; it has served the West Melbourne community in various forms over a long period, acquiring social significance as a public place linked to many; as the winner of the 1873 design competition the school marks the beginning of innovatory educational reform in the colony and a major break from education provided by Christian faiths (Criterion A).

Peter Madden's house

68 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1870, 1890 additions
View of place:	2015

Statement of Significance

What is significant?

Row house built by Robert Dalton, first as a three room cottage in 1870 for local teacher Peter Madden, and expanded by Madden in 1890 to seven rooms.

Contributory elements include:

- two storey parapeted brick and cemented row house;
- two colour brickwork with deep brown or black body and cream trim at openings;
- cemented cornice moulds, masks and brackets, guilloche pattern balustrading;
- a distinctive Baroque style raised entablature, with swag, broken pediment and orbs;
- face red brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows, with an uncommon two light configuration at ground floor with stop-chamfering (see also 70);
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite an added reproduction cast-iron palisade front fence on dressed stone footings; some missing details; and French doors on upper level may be modifications.

How is it significant?

Peter Madden's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Peter Madden's house is significant.

- Historically, for the close link with Peter Madden, one of the area's best known figures, and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved row house with distinctive Baroque style detailing also contributory to a valuable Victorian-era streetscape (Criterion E).

Sharp's house, later Noone's house

70 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1877, 1900s
View of place:	2015

Statement of Significance

What is significant?

Row house built by Andrew Sharp in 1877.

Contributory elements include:

- two storey parapeted face brick row house;
- two colour tuck-pointed brickwork with deep brown or black body and cream trim at openings;
- originally face red brick side and rear walls;
- pitched gabled roof clad with corrugated iron or similar, with brick and cemented chimneys and cornices;
- two storey cast-iron verandah (potentially Edwardian-era) with Corinthian derived column order, an uncommon fan-pattern cast-iron frieze and integral brackets typical of Edwardian-era;
- double-hung sash windows, with an uncommon two light configuration at ground floor with stop-chamfering (see also 68), modified French doors upper level;
- four-panel entry door and toplight (leadlight from early 20th century) with quoining; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite rendering of the south side wall and indications that the verandah wing wall has been rebuilt.

How is it significant?

Sharp's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Sharp's house is significant.

- Historically, linked with noted photographer and government lithographer, John Noone, and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, for its uncommon brickwork, verandah iron and cement detailing (Criterion E).

Athlunkard or Malone's house

78 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1878, c1894
View of place:	2015

Statement of Significance

What is significant?

Row house built by hotelier and speculator, William Malone, first as a three room cottage in 1878, and by 1894 expanded to seven rooms.

Contributory elements include:

- two storey parapeted brick and cemented row house;
- three colour brickwork with deep brown or black body and cream pattern work and trim at openings, with face red brick side and rear walls - using an uncommon squint mould as the junction between red and brown on the verandah side walls, repeated on parapet piers;
- cemented cornice moulds, blocks and brackets, guilloche pattern balustrading;
- a distinctive Baroque style raised entablature crowned by an anthemion;
- guilloche pattern balustrading, scalloped pediment and a banner with the house name surmounted by a star;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with panelled cast-iron frieze and brackets;
- double-hung sash windows, with 3 light configuration;
- four-panel entry door and toplight, upper level doorway;
- extensive encaustic mosaic verandah tiling, with stone borders;
- cast-iron double palisade front fence on dressed rolled-edge stone footings and ornamental brick piers with cement caps; and
- contribution to valuable Victorian-era streetscape.

Integrity is good despite some bricks being painted over.

How is it significant?

Athlunkard or Malone's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Athlunkard or Malone's house is significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne also closely linked with the highly successful hotelier, William Malone, as one of his first property investments (Criterion A); and
- Aesthetically, a well-preserved and highly unusual approach to this common row house form with many uncommon details and adept expression of materials also contributory to a valuable Victorian-era streetscape (Criterion E).

Bowden's house

80 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row house built by Hughes and Jones for Victorian Railways employee, Thomas Bowden, in 1879.

Contributory elements include:

- two storey parapeted stuccoed row house;
- exposed corrugated iron clad pitched roof, typical of 1870s row houses;
- originally face brick side and rear walls;
- cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, guilloche pattern balustrading, cast-iron frieze and integral brackets;
- double-hung sash windows, with three lights at ground floor;
- four-panel entry door and toplight;
- cast-iron palisade front fence and gate on dressed stone footings, with cemented piers and scrolled garden walls; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Bowden's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Bowden's house is significant.

- Historically, for the long association with railway employee, Thomas Bowen, representing one of West Melbourne's key industries, as well as a key growth period, the Victorian-era (Criterion A); and
- Aesthetically, as a well-preserved row house of the mid Victorian-era form, with ornate cast-iron detailing and for its contribution to a significant Victorian-era residential streetscape (Criterion E).

Alfred Coope's house

82 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1877
View of place:	2015

Statement of Significance

What is significant?

Row house built in 1877 for Alfred Coope by West Melbourne builder, John Jones. Coope was a long term Victorian Railways employee as Inspector of Rolling Stock in the Locomotive Branch.

Contributory elements include:

- two storey stuccoed row house;
- cemented masks and brackets;
- face brick side and rear walls;
- slate clad gabled roof, with side parapets, brick and corbelled chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets also Guilloche pattern balustrade;
- double-hung sash windows;
- four-panel entry door and toplight; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Alfred Coope's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Alfred Coope's house is significant.

- Historically, for the close link with a Victorian Railways family, the Coopes, as particularly evocative of the special role played by West Melbourne in railway transport, also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, expressive of the simple early row house form that predated the parapeted Italian Renaissance Revival examples of the late Victorian-era, also as another example from prolific local builder John Jones marking the stylistic change over his career, and contributory to a valuable Victorian-era streetscape (Criterion E).

John White's house

86 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885, c1897
View of place:	2015

Statement of Significance

What is significant?

Row house built initially as four room house for Victorian Railways Engine Driver, John White, in 1885 to the design of architect, Henry Shalless. By 1897 it was described as ten rooms.

Contributory elements include:

- highly ornamented two storey parapeted stuccoed row house;
- cemented cornice moulds, scrolls, blocks and paired brackets with a raised arched entablature with shell;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, panelled cast-iron frieze and finished brackets;
- double-hung sash windows and an ornate three-light group at ground floor- with label moulds, colonettes, incised cement detailing, panelled and pierced sills;
- four-panel entry door and toplight;
- tiled verandah floor with stone borders;
- cast-iron double palisade front fence and gate on dressed stone footings;
- scrolled cemented garden walls, with capped piers at the frontage; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

John White's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

John White's house is significant.

- Historically, for the close link with the Victorian Railways and indicative, by its size and ornament, of the important role engine drivers had in the Colony as working men, also particularly evocative of the special role played by West Melbourne in railway transport, and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved custom designed late Victorian-era row house with most of the stylistic attributes and finishes of the type and the work of Henry Shalless, recognised for his row house designs (Criterion E).

**Tait's house, formerly part Emerald Cottages, 132-142 Roden Street
132 Roden Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1877
View of place:	2015

Statement of Significance

What is significant?

Row house built for speculator and shipwright, Robert Tait in 1877.

Contributory elements include:

- a two-storey, parapeted, stuccoed brick row house;
- cemented Italian Renaissance Revival ornament of a cornice and scrolls to a raised, arched parapet entablature, including paired brackets and foliated blocks at the verandah side walls;
- a two-level cast-iron verandah with panelled friezes and brackets, iron of an early pattern;
- double-hung sash windows, four-panel door and toplight; and
- a distinctive asymmetrically placed masonry arch under the long-span bressumer (see King Street design by Frederick Stones).

Generally original except for missing parapet urns or orbs; the iron front fence as a related addition; chimney removal and side wall rendering where exposed by demolition.

How is it significant?

Tait's house, formerly part Emerald Cottages, 132-142 Roden Street is significant historically and aesthetically to West Melbourne.

Why is it significant?

Tait's house, formerly part Emerald Cottages, 132-142 Roden Street is significant.

- Aesthetically, an early and large example of a common West Melbourne row house type, with some unusual details (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne also, along with adjoining houses, owned and occupied for a long period by its developer, Tait, but now the last one of his house row to survive being his own residence. Also closely linked with Tait, a shipwright, and hence representative of the special transport occupational associations in West Melbourne (Criterion A).

Roden Terrace, part, 148 and 152 Roden Street

148 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1878
View of place:	2015

Statement of Significance

What is significant?

Row house built by John Jones for Mrs Stokes in 1878.

Contributory elements include:

- two separate, two-storey stuccoed brick houses, either side of what is now a lane but once as the side garden of 152 along with the rear yard;
- face brick side and rear walls;
- transverse-gable corrugated iron clad (once slated) roofs, with one cemented corniced chimney (152) and one altered chimney (148);
- two-level cast-iron verandahs, with guilloche pattern balustrade, friezes and integral brackets;
- double-hung sash windows;
- iron pickets to 148; and
- contribution as commencement of an isolated, but homogenous Victorian-era residential group 148-56 Roden Street.

Integrity is good despite the fence having been replaced at 152 (apparently once timber picket); side wall rendered at 148; and the side walls to lane part of the bricks painted over.

How is it significant?

Roden Terrace, part 148 and 152 Roden Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Roden Terrace, part 148 and 152 Roden Street, is significant.

- Aesthetically, two near original unusually sited houses (on either side of a side garden) and of a distinguishably early gabled form which are contributory parts of a valuable Victorian-era streetscape (Criterion E); and
- Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building in West Melbourne. Also 152 Roden Street is linked with blacksmith, William Hulme, an occupation typical of West Melbourne where transport was the focus of local industry (Criterion A).

Roden Terrace, part, 148 and 152 Roden Street

152 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1878
View of place:	2015

Statement of Significance

What is significant?

Row house built by John Jones for Mrs Stokes in 1878.

Contributory elements include:

- two separate, two-storey stuccoed brick houses, either side of what is now a lane but once as the side garden of 152 along with the rear yard;
- face brick side and rear walls;
- transverse-gable corrugated iron clad (once slated) roofs, with one cemented corniced chimney (152) and one altered chimney (148);
- two-level cast-iron verandahs, with guilloche pattern balustrade, friezes and integral brackets;
- double-hung sash windows;
- iron pickets to 148; and
- contribution as commencement of an isolated, but homogenous Victorian-era residential group 148-56 Roden Street.

Integrity is good despite the fence having been replaced at 152 (apparently once timber picket); side wall rendered at 148; and the side walls to lane part of the bricks painted over.

How is it significant?

Roden Terrace, part 148 and 152 Roden Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Roden Terrace, part 148 and 152 Roden Street, is significant.

- Aesthetically, two near original unusually sited houses (on either side of a side garden) and of a distinguishably early gabled form which are contributory parts of a valuable Victorian-era streetscape (Criterion E); and
- Historically, built and designed by the prolific local builder, John Jones (Refer 74-8 Hawke Street) for owner-occupiers, an unusual circumstance among the proliferation of speculative building in West Melbourne. Also 152 Roden Street is linked with blacksmith, William Hulme, an occupation typical of West Melbourne where transport was the focus of local industry (Criterion A).

Haddon's houses, part 154-156 Roden Street

154 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879-1880
View of place:	2015

Statement of Significance

What is significant?

Haddon's houses, 154-156 Roden Street, were built over a period of two years (1879-80) for speculator and engineer, Robert Haddon. Architect, Henry Shalless and builder, Walter Webster of Carlton, carried out the work.

Contributory elements include:

- a pair of richly decorated, stuccoed brick and parapeted row houses;
- arched raised entablatures supported with duplex colonettes, between piers adorned with orbs;
- incised blocks and stop-chamfering to verandah side walls;
- double-hung sash windows with cemented architraves;
- pronounced architraves, label moulds and bosses, and paired colonettes used on the ground level window pairs, with incised detail and segmentally arched form;
- segmentally arched doorways with label moulds and bosses to the toplights;
- richly detailed two-level cast-iron verandahs;
- iron picket palisade fences on dressed stone plinths, built between garden walls with large stuccoed corniced piers, each appointed with a pineapple; and
- contribution to an isolated but valuable and homogenous 19th century residential group (148-156 Roden Street).

How is it significant?

Haddon's houses, 154-156 Roden Street, are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Haddon's houses, 154-156 Roden Street are significant.

- Aesthetically, a richly decorated early, and near original, example of a common West Melbourne row house type and typical of the architect Shalless's work, as reinforced by an adjoining significant Victorian-era residential streetscape (Criterion E); and
- Historically, a partly speculative development by a resident owner and engineer, Robert Haddon, who used the prolific local architect, Shalless, and a common builder for other projects in the area; representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Haddon's houses, part 154-156 Roden Street

156 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879-1880
View of place:	2015

Statement of Significance

What is significant?

Haddon's houses were built over a period of two years (1879-80) for speculator and engineer, Robert Haddon. Architect, Henry Shalless and builder, Walter Webster of Carlton, carried out the work.

Contributory elements include:

- a pair of richly decorated, stuccoed brick and parapeted row houses;
- arched raised entablatures supported with duplex colonettes, between piers adorned with orbs;
- incised blocks and stop-chamfering to verandah side walls;
- double-hung sash windows with cemented architraves;
- pronounced architraves, label moulds and bosses, and paired colonettes used on the ground level window pairs, with incised detail and segmentally arched form;
- segmentally arched doorways with label moulds and bosses to the toplights;
- richly detailed two-level cast-iron verandahs;
- iron picket palisade fences on dressed stone plinths, built between garden walls with large stuccoed corniced piers, each appointed with a pineapple; and
- contribution to an isolated but valuable and homogenous 19th century residential group (148-156 Roden Street).

How is it significant?

Haddon's houses, 154-156 Roden Street, are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Haddon's houses, 154-156 Roden Street are significant.

- Aesthetically, a richly decorated early, and near original, example of a common West Melbourne row house type and typical of the architect Shalless's work, as reinforced by an adjoining significant Victorian-era residential streetscape (Criterion E); and
- Historically, a partly speculative development by a resident owner and engineer, Robert Haddon, who used the prolific local architect, Shalless, and a common builder for other projects in the area; representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Thomas Hulse's houses, 159-165 Roden Street, West Melbourne



New grading system:	Significant
Place type:	Row houses
Date(s):	1867 (159), 1864-5 (163-165)
View of place:	2015

Statement of Significance

What is significant?

Houses built for noted railways engine driver Thomas Hulse: 159 Roden Street in c1867 and 163-165 Roden Street in 1864-5.

Contributory elements for 159 Roden Street include:

- double-fronted brick house on corner of lane;
- Colonial bond face brick side wall to lane;
- dressed stone footings;
- gabled roof form with side parapet walls engaged with cemented chimneys with distinctively early slim cornice detailing
- simple cement capping terminating on blocks;
- concave profile verandah wing walls;
- double-hung sash windows with bracketed sills;
- entry with top-light; and
- relationship with the adjoining early house, 163-165 Roden Street and contribution to early Victorian-era streetscape with 171-177 Roden Street.

Contributory elements for 163-165 Roden Street include:

- indicative of the first stages of building in the area;
- early Victorian-era fabric;
- double fronted early Victorian-era house;
- symmetrical simple façade;

- high hipped roof typically clad with shingles, now clad with corrugated iron or similar;
- possibly stone chimney with distinctively early slim cornice detailing;
- double-hung sash windows;
- central doorway and toplight; and
- relationship with the adjoining early house, 159 Roden Street and contribution to early Victorian-era streetscape with 171-177 Roden Street.

Integrity for 159 is fair despite the main and verandah roof having been reclad with unrelated material (formerly corrugated iron or similar); the bricks painted over; awnings added; and verandah rebuilt. Integrity for 163-165 is fair despite the main and verandah roof having been reclad with unrelated material (formerly corrugated iron or similar); the bricks painted over; awnings added; and verandah rebuilt.

How is it significant?

Thomas Hulse's houses, at 159 and 163-165 Roden Street, are significant historically to West Melbourne.

Why is it significant?

Thomas Hulse's houses at 159 and 163-165 Roden Street are significant.

- Historically, as perceptibly early houses in West Melbourne, as shown by their simple pitched roof form and small scale, also indicative of the first stages of building in the area; and for a time associated with pioneering railways engine driver, Thomas Hulse, who received a deal of publicity in the press as well as high rank within the Victorian Railways workforce, and later 159 was associated with a successful West Melbourne plumber, John Dickie (Criterion A).

**Briscoe and Co ironmongers warehouse complex,
164-170 and 172-184 Roden Street, WEST MELBOURNE**



164-170 Roden Street



172-184 Roden Street

New grading system:	Contributory (164-170), Significant (172-184)
Place type:	Warehouse
Date(s):	1889 (172-184), 1925 (164-170), 1937-8 (172-184)
View of place:	2015

Statement of Significance

Briscoe and Co ironmongers warehouse complex, 164-184 Roden Street, West Melbourne.

What is significant?

Warehouse initially designed by architects Oakden, Addison and Kemp as the first stage or ground floor of this warehouse complex in 1889 for successful ironmongers, Briscoe and Co., with two Moderne style levels added to the Victorian-era base in 1937-8, to the design of Purchas and Teague, as the third stage (172-184 Roden Street). This building is significant to the North and West Melbourne area.

Briscoe and Co warehouse addition also designed by Purchas and Teague as the second stage of this large warehouse complex at the corner of Adderley and Roden Streets, built in 1925 (164-170 Roden Street). This building is contributory to the North and West Melbourne area.

Contributory elements for 164-170 Roden Street include:

- double-storey rendered masonry Interwar industrial building;
- a corrugated galvanised steel transverse gabled and sawtooth roof concealed behind a parapet;
- two street frontages, to Hawke Street and Roden Street, each dominated by a distinctive large semi-circular arched entrance linked by an internal roadway; and
- three wide but shallow piers which stop short of a moulded string course as the sole decoration.

There are six non-original windows over two levels on the Hawke Street elevation.

Contributory elements for 172-184 Roden Street include:

- Victorian-era brick base with basalt footings and punched segmentally arched fenestration with voussoirs with 1930s modifications;
- Moderne style, two brick Interwar upper levels with parapeted roofline, stepped at one end;
- Dutch hipped roofs behind the parapet;
- fenestration set in Modernistic horizontal streamlining strips, delineated by projecting head and sill moulds, grooved and rounded at each end;
- multi-pane glazing in steel frames as typical on both sections, with hopper sashes;
- vertical facade elements terminating elevations, with vertical brick panels and ribbing; and
- contribution to a major industrial complex, that extends over the 19th and 20th centuries.

Integrity is good despite the bricks and stone footings having been painted over and new openings at ground level.

How is it significant?

The former Briscoe and Co. buildings at 164-170 and 172-184 Roden Street, West Melbourne, are contributory (164-170 Roden Street) and significant (172-184 Roden Street) historically and aesthetically to the North and West Melbourne Precinct.

Why is it significant?

The former Briscoe and Co. buildings at 164-170 and 172-184 Roden Street Roden Street, West Melbourne, are significant.

- Historically, in part representative of the Interwar surge in West Melbourne industrial development, in this case as expansion of an existing large and important complex, Briscoe and Company, also as a major industrial complex that extends over two centuries, 19th and 20th, its evolution expressive of the development phases of West Melbourne as a preferred location for industries moving from the central City, close to transport nodes, also as associated with one of Australia's largest Victorian-era hardware firms (Criterion A); and
- Aesthetically, in part (164-170 Roden Street) as a reasonably intact industrial building which is characterised by its austere facades to Hawke and Roden Streets, both of which incorporate impressive arched openings also as a successful combination of two major era of the growth of this complex (172-184 Roden Street), each one expressive of its creation date, also a major Moderne style design in West Melbourne that parallels with the nearby significant Symington Interwar complex (Criterion E).

Wigton cottages, 171-179 Roden Street

171-179 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row houses
Date(s):	1864-8, c1871
View of place:	2015

Statement of Significance

What is significant?

Three row house built here in 1864-8 for tailor George Carnaby, including two single-fronted houses (171, 177 Roden Street) that flank the larger central house (173-175 Roden Street) with its gabled profile. The house at 179 is a separate, later and more typical brick Victorian-era cottage from c1871, built for George Hessey.

Two semi-mature Canary Island palms are exotic specimens uncommon in the area but are not individually significant.

Contributory elements include:

- pitched gabled and hipped roof forms, clad with corrugated iron and slate;
- cemented dividing walls with vermiculated and scrolled blocks as ornament;
- dentilated eaves for 173-177;
- single and double-fronted forms, sited symmetrically on 171-177;
- face brick walls;
- front verandah with cast-iron frieze and posts (173-179);
- originally double-hung sash windows; and
- contribution to early Victorian-era streetscape with 159, 163 Roden Street.

Integrity is generally good despite bricks having been painted over and a new iron fence to 173-175 where a timber picket fence was probable (see adjoining).

How is it significant?

The Early Victorian-era houses, 171-179 Roden Street, are significant historically to West Melbourne.

Why is it significant?

The Early Victorian-era houses, 171-179 Roden Street, are significant.

- Historically, as representative of the start of a major growth period in West Melbourne while being in a distinctive row form that evokes the early date of construction and relates to other nearby early houses in Roden Street.

Locke's house, part 197-199 Roden Street

197 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Two row houses built by A. Oliver in 1886 for speculator, George Locke.

Contributory elements include:

- two-storey stuccoed brick and parapeted row house pair,
- face brick side wall to pitched lane;
- gabled and scrolled cemented entablature with flanking orbs and nail-head mouldings;
- lions heads and brackets on verandah walls;
- common cemented chimneys with cornices (possibly modified by upper level addition);
- double-hung sash windows;
- four-panel door, with toplight;
- two-level cast-iron verandahs, with frieze and integral brackets, guilloche pattern balustrade;
- iron palisade fences on stone plinths; and
- contribution to an isolated group of 19th century residences, 195-203 Roden Street.

Integrity is good despite the publicly visible upper-level addition to 197 Roden Street; and missing parapet orbs (refer to image of 197 Roden Street from the North and West Melbourne Conservation Study 1983 for restoration).

How is it significant?

Locke's house, part 197-199 Roden Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Locke's house, part 197-199 Roden Street, is significant.

- Aesthetically, near original examples of a common West Melbourne row house type which contributes to a Victorian-era streetscape (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne and developed speculatively, as one of many in West Melbourne (Criterion A).

Locke's house, part 197-199 Roden Street

199 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

Two row houses built by A. Oliver in 1886 for speculator, George Locke.

Contributory elements include:

- two-storey stuccoed brick and parapeted row house pair,
- face brick side wall to pitched lane;
- gabled and scrolled cemented entablature with flanking orbs and nail-head mouldings;
- lions heads and brackets on verandah walls;
- common cemented chimneys with cornices (modified by upper level addition?);
- double-hung sash windows;
- four-panel door, with toplight;
- two-level cast-iron verandahs, with frieze and integral brackets, guilloche pattern balustrade;
- iron palisade fences on stone plinths; and
- contribution to an isolated group of 19th century residences, 195-203 Roden Street.

Integrity is good despite the publicly visible upper-level addition to 197 Roden Street; and missing parapet orbs (refer to image of 197 Roden Street from the North and West Melbourne Conservation Study 1983 for restoration).

How is it significant?

Locke's house, part 197-199 Roden Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Locke's house, part 197-199 Roden Street, is significant.

- Aesthetically, near original examples of a common West Melbourne row house type which contributes to a Victorian-era streetscape (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne and developed speculatively, as one of many in West Melbourne (Criterion A).

Hessey's house

201 Roden Street, WEST MELBOURNE



New grading system:	Significant
Place type:	row house
Date(s):	1878
View of place:	2015

Statement of Significance

What is significant?

House built in 1878 for railways engine driver, George Hessey, who lived there with his wife Maria until their deaths.

Contributory elements include:

- parapeted stuccoed brick house, of a relatively uncommon early form;
- opening architraves, cemented quoining, a string-mould, and dentilated cornice are part of the ornamentation;
- a transverse gabled roof, clad with iron;
- one-level cast-iron decorated verandah with panelled friezes, brackets;
- double-hung sash windows;
- iron picket fence and gate on stone plinth; and
- contribution to a Victorian-era residential streetscape, 197-203 Roden Street.

Integrity is good despite an altered chimney.

How is it significant?

George Hessey's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

George Hessey's house is significant.

- Aesthetically, an example of a relatively uncommon early West Melbourne row house form, possessing some unusual details and makes a contribution to a Victorian-era streetscape (Criterion E); and
- Historically, another of the owner-builders so common in the area, in this case an engine driver, an occupation particularly relevant to West Melbourne's transport and industrial history, also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory
22-40 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1936-
View of place:	2015

Statement of Significance

What is significant?

Streamlined Moderne style offices and factory built for corset maker, R. and W.H. Symington and Company (Aust) Pty. Ltd., factory in 1936 to the design of WJ Grassick, as an addition to an existing industrial complex. The building joined the other two major structures in this complex, beginning with the former Connibere, Grieve and Connibere hat factory and showroom (3-11 Howard Street).

Contributory elements include:

- two level, plus half-basement, stuccoed parapeted Moderne style factory at a corner site;
- curved corner to Howard Street, joining the former Connibere building;
- two raised vertical elements or features, terminating the façade in Rosslyn Street and marking the entrance;
- slit-like windows in the vertical elements, with use of glass bricks, and a recessed tripartite window group over the entry;
- a streamlined drum (or tank) motif over the entry parapet with flagpole (added), similar to the Relova Laundry design, Richmond;
- reeded giant order pilasters dividing the horizontal strip fenestration between vertical elements;
- multi-pane glazing in steel frames with circular-section cemented columns or mullions; and
- contribution to a large industrial complex that illustrates the change in styles over an extended period, each design by well known architects.

Integrity is good despite the removal of the upper level Gill-sans style lettering identifying the firm. A large visually related apartment development has been added at the west end.

How is it significant?

R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory building, 22-40 Rosslyn Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory is significant.

- Historically, as well-preserved elements in a nationally prominent Interwar industrial complex, also indicative of the Interwar expansion of industry into West Melbourne (Criterion A); and
- Aesthetically, as a well-preserved and successful Moderne style factory building within the City context and a contributory part of a complex that evokes a number of 20th century styles carried out by skilled architectural practitioners (Criterion E).

Roslin or Thomas May's house, later Walker house

49-51 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Roslin house, built in 1885 by G.B. Leith to the design of North Melbourne architect, Henry Shalless, for printer, Thomas May and his wife Ann.

Contributory elements include:

- two storey parapeted stuccoed row house;
- cemented cornice moulds, blocks and brackets with a raised arched entablature with shell, urns and orbs;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- tiled verandah floor with stone borders;
- double-hung sash windows, and distinctive 3 light group at ground floor with colonettes and panelled sills;
- four-panel entry door with side and top lights;
- cast-iron double palisade front fence and gate on dressed stone footings with cast-iron posts and connecting scrolled garden walls; and
- corner site to lane allowing visibility to side and rear walls.

How is it significant?

Roslin or May's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Roslin or May's house is significant.

- Historically, as closely associated with the well known and successful Colonial printing firm Walker, May and Company, and now the only surviving structure connected with their active years, also well-preserved and thus representative of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved custom-designed late Victorian-era Italian Renaissance Revival style row house with most of the stylistic attributes and finishes of the type, and the work of Henry Shalless who was skilled in row house design (Criterion E).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

62 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

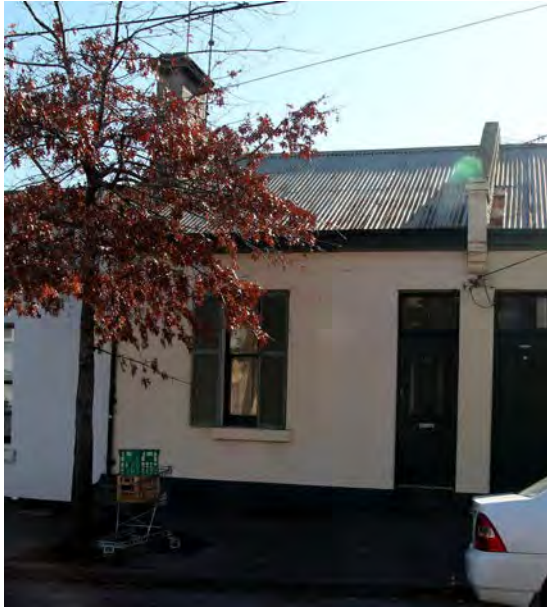
Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

64 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

66 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

68 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part 70-74 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residences
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row houses and corner shop built in 1868 by West Melbourne contractor Thomas Noble, for Dr. George Moore, a Queensberry Street surgeon and district public vaccinator, including houses at 12-20 Chetwynd Street and 62-68 Rosslyn Street; and the former Sowter's shop and residence at the corner (70-74 Rosslyn Street).

Contributory elements include:

- a single-storey, brick row of five cottages in Chetwynd Street and four in Rosslyn Street, all finished in ruled stucco and set on bluestone footings (typically painted over) with end and rear walls face-brick (see 68 Rosslyn Street rendered over in Chetwynd Street);
- corner former shop, set on a semi-hexagonal in plan at the corner of Chetwynd Street and Rosslyn Street,
- transverse gabled, typically corrugated iron clad, roofs (new tiles on 70-4 Rosslyn);
- cemented chimneys (some cornice details missing) engaged alternately in expressed party walls that are corbelled back to the wall line on the street facade;
- doors typically four panel with two-light toplights and placed in pairs, except for 12 Chetwynd Street where the door is central and 70-74 Rosslyn Street where it is set in the splayed corner;
- single double-hung sash windows to houses, except for 12 Chetwynd Street which has two;
- three long narrow windows to the former shop at 70-74 Rosslyn Street which may be added; and
- all built on the street alignment with stone paved lane access to the rear, the small scale and siting being indicative of the age.

The door at 16 Chetwynd Street is of Edwardian-era character and doors at 70-74 Rosslyn Street have also been changed.

The rows form strong streetscape elements, being set hard on the street on both sides of a distinctive triangular site. Trees in Eades Place and Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

How is it significant?

Dr. Moore's row houses and shop are significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Dr. Moore's row houses and shop are significant.

- Aesthetically, the rows are of a simple early form with little architectural embellishment individually, but as continuous rows of stepped cottages they form strong streetscape elements, each closely matched to the streets irregular junction angle and the small confined village scale evokes the early Victorian-era well (Criterion E); and
- Historically, an extensive development by a local active medical practitioner and successful investor, Dr. George Moore, who was cited in a number of well publicised medical events in the Victorian-era as well as providing expert evidence to the Royal Commission into the coal industry 1891 (Criterion A).

Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields

101-107 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1944
View of place:	2015

Statement of Significance

What is significant?

Factory wing designed in 1944 by industrial design specialists, Arthur Peck and Hugh Peck as an addition to the Felton Grimwade and Duerdins Pty. Ltd. chemical manufacturing complex,

Contributory elements include:

- two storey face red brick parapeted factory, with matching but higher skillion additions built on an existing wing at the rear;
- pitched roofs behind parapet;
- three-bay symmetrical façade with raised central bay providing for a stepped parapet;
- soldier coursing above openings and across side bays as structural ornament;
- rainwater heads and downpipes arranged symmetrically as part of the facade; and
- multi-pane glazing in steel framing.

Integrity is good despite new entry lobby created central to the facade.

How is it significant?

The Felton Grimwade and Duerdins Pty. Ltd. factory, 101-107 Rosslyn street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Felton Grimwade and Duerdins Pty. Ltd. factory, 101-107 Rosslyn street, is significant.

- Historically, for its association with this important company and its increased capacity during World War Two as part of their war effort, also a well-preserved Interwar industrial building symbolic of this phase of growth in West Melbourne (Criterion A); and
- Aesthetically, a strong Moderne style design using brickwork as its ornament and massing (Criterion E).

**Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty.
Ltd. chemical laboratory, factory and store complex**

109-133 Rosslyn Street, WEST MELBOURNE

Demolished

Australian Biscuit Company Ltd. stores

300 Rosslyn Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1889
View of place:	2015

Statement of Significance

What is significant?

Australian Biscuit Company Ltd. stores erected in 1889 to the design of architect John Birtwistle; the builders were Peirson and Wright of Carlton.

Contributory elements include:

- three level parapeted face brick and cemented stores;
- three hipped roof bays behind parapet;
- cemented entablature, cornice moulds, string moulds and a central raised gabled entablature;
- small punched segmentally arched openings with voussoirs as indicative of its use as storage, with some timber double-hung sash windows on north face ground level; and
- major corner element, echoed on the next corner by the Interwar former Fitchett building at 240 Stanley Street and complementary to the Victorian-era streetscape backing onto the site in Stanley Street.

Integrity is good despite window joinery having been replaced, with multi-pane steel framed glazing on north windows; ground level openings refitted, bricks painted over.

How is it significant?

Australian Biscuit Company Ltd stores is significant historically and aesthetically to West Melbourne.

Why is it significant?

Australian Biscuit Company Ltd stores is significant.

- Historically, as the only built trace of this large and well publicised company (Criterion A); and
- Aesthetically, as relatively well-preserved and large, late Victorian-era stores, a now rare building type in North and West Melbourne, also custom designed by James Birtwistle who was responsible for some significant buildings in the same era and a major Victorian-era streetscape corner element, as a continuation from Stanley Street (Criterion E).

Melbourne Assessment Prison (former Melbourne Remand Centre)

317-353 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Prison
Date(s):	1989
View of place:	2015

Statement of Significance

What is significant?

Melbourne Assessment Prison, (former Melbourne Remand Centre) opened in 1989, is a good example of Post-Modern design by architects in association Godfrey Spowers and Daryl Jackson AO..

Contributory elements include:

- pressed red brick parapeted form loosely inspired by Italian Renaissance palazzo forms;
- four levels with two attic storeys above, set in deeply recessed bayed elevations with giant-order piers;
- loggia at ground level and splayed corner;
- banding and diaper patterns applied in cream brick to facade;
- punched openings in façade as slits or squares in attic levels;
- fenestration wall to north side rear with tympanum motif; and
- red and cream brick piered and panelled yard wall at rear.

How is it significant?

The Melbourne Assessment Prison former Melbourne Remand Centre is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

The Melbourne Assessment Prison former Melbourne Remand Centre is significant.

- Historically, as a well-preserved, large scale and the only modern custom-designed prison complex active within the City of Melbourne, which is associated with a number of notorious prisoners.(Criterion A) ; and
- Aesthetically, among the largest and most articulate Post Modern design in the City of Melbourne from an era when design context was as important as the design itself, in this case referencing the significant Sands and McDougall building nearby. The building provides a contemporary contribution to the industrial character of West Melbourne; and associated with architect, Daryl Jackson, who was recognised nationally at this time for the excellence of his design work in Australia (Criterion E).

Sands and McDougall precinct

355-371 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory, warehouse
Date(s):	1889, 1900, 1914
View of place:	2015

Statement of Significance

Sands and McDougall precinct: buildings at 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street;

What is significant?

Contributory features or elements of this place include:

Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9, designed by Thomas Watts and Sons.

- close association with Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Victorian-era fabric;
- a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- bracketed cement hood over the entry;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900, designed by Thomas Watts and Sons.

- close association with Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Edwardian-era fabric;
- a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914, designed by Arthur & Hugh Peck.

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and
- double gabled parapeted roofline, corrugated iron clad roof behind.

Openings altered, entry altered.

Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940, designed by Arthur & Hugh Peck.

- close association with Sands and McDougall Pty. Ltd. and Arthur & Hugh Peck architects;
- interwar fabric;
- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings; and
- some vertical boarded external doors.

Strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

WG Goetz and Son Pty. Ltd, 115 Batman Street, 1925, 1935, designed by Joy & McIntyre Consulting and Designing Engineers and Architects; Joy & Dixon, Architects & Engineers

- association with WG Goetz and Son Pty. Ltd.;
- interwar fabric;
- two level red brick parapeted and gabled facades (with major upper level tower addition);
- deeply moulded cement string mould and cemented lintels;
- punched openings (altered); and
- panelled brickwork bays.

Sands and McDougall wood working building, 135 Batman Street, Interwar.

- close association with with Sands and McDougall Pty. Ltd.
- interwar fabric;
- one-level red brick parapeted factory, with pitched corrugated iron clad roof;
- piated and panelled parapet;
- bracketed cornice moulding;
- punched openings; and
- double-hung sash windows, timber-framed.

W O'Donnell engineers workshop, at 23 Franklin Place, c1900-1918

- association with W O'Donnell engineers;
- Edwardian-era fabric;
- red brick, two-level parapeted and gabled workshop building.
-

How is it significant?

Sands and McDougall precinct is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

Sands and McDougall complex precinct is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of

State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century. The adjacent contributory buildings from the Interwar period use the same architectural language and materials but with a modern interpretation (Criterion E); and

- Historically, the complex includes the most of the known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, with the Goetz factory also representing a specialised area of manufacture that differs from the more typical heavy industry (Criterion A).

McLeod's row house and shop, later Edwards' general store (part)

362-364 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house later shop & residence row
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

Row house and corner shop and residence built by James Lever in 1868 for Norman McLeod.

Contributory elements include:

- two storey parapeted stuccoed row house and corner shop in a simple Italian Renaissance Revival style;
- cemented cornice and sting moulds, quoining and brackets with a raised pedimented entablature at the corner splay;
- originally face brick side and rear walls;
- punched window openings, with moulded cemented architraves and bracketed sills;
- corner entry doorway and toplight; and
- traditional corner siting for Victorian-era shop or commercial building.

Changes include additions, removal of the roof and chimneys, revision of the ground floors facing Jeffcott and Spencer Street, with new openings, refit of all openings. The integrity is only fair but the simple form of the building remains symbolic of the first Crown Grant era.

How is it significant?

McLeod's row house and shop are significant historically to West Melbourne.

Why is it significant?

McLeod's row house and shop are significant.

- Historically and socially, as symbolic of the first Crown Grant era and the simple form of commercial architecture that dated from that period also as a corner grocery for a long period serving the former residential area around it (Criterion A).

Sands and McDougall Ltd factory and warehouse complex, warehouse part,

371 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Warehouse
Date(s):	1900
View of place:	2015

Statement of Significance

Part Sands and McDougall Pty Ltd. complex.

What is significant?

Contributory features or elements of this place include:

Sands and McDougall Pty. Ltd. Main wing, 355 Spencer Street, 1888-9, designed by Thomas Watts and Sons.

- close association with with Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Victorian-era fabric;
- a grand six-storey, red brick and stucco parapeted factory building set on the Jeffcott Street corner;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by massive parapet pediments;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- bracketed cement hood over the entry;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality and the former Melbourne Remand Centre that was clearly inspired by this building.

Sands and McDougall Pty. Ltd. Warehouse, 371 Spencer Street, 1900, designed by Thomas Watts and Sons.

- close association with with Sands and McDougall Pty. Ltd. and Thomas Watts and Sons architects;
- Edwardian-era fabric;
- a three-storey, red brick and stucco parapeted warehouse adjoining the factory;
- symmetrically arranged three main façade bays, each with a hipped roof form over, as expressed by cemented parapet pediments, with flanking scrolls;
- cemented parapet cornice and string moulds dividing the storeys;
- basalt sills and voussoirs to formerly double-hung sash window openings;
- painted wall signs with the firm's name on north and south sides; and
- contribution as a period landmark being a major corner site, in original condition and with gigantic proportions set amongst low-rise neighbours and the centre-piece of an associated complex of red brick industrial buildings in the locality.

Openings altered with single pane glazing in place of double-hung sash windows, entry altered.

Sands and McDougall Pty. Ltd. 102 Jeffcott Street factory 1914, designed by Arthur & Hugh Peck.

- face brick (bricks painted over) one level plus basement building set on a stone paved lane between it and the main building; and

- double gabled parapeted roofline, corrugated iron clad roof behind.

Openings altered, entry altered.

Sands and McDougall Pty. Ltd. box factory, 83-113 Batman Street, 1927-8, 1937-1940, designed by Arthur & Hugh Peck.

- close association with Sands and McDougall Pty. Ltd. and Arthur & Hugh Peck architects;
- interwar fabric;
- four and five-level face red brick factory building in a bold and austere proto-Modern style;
- eight bays of brick piers dividing the street elevation, with brick spandrels separating windows;
- visual reinforcement of each end with lesser pier spacing;
- multi-gabled side elevations to lanes;
- pitched roofs behind parapets;
- some remaining steel framed multi-pane glazing to end bays;
- concrete lintels expressed across openings; and
- some vertical boarded external doors.

Strong visual and historical link to the adjoining Sands and McDougall complex and the former Goetz building on the west (redeveloped).

Sands and McDougall wood working building, 135 Batman Street, Interwar.

- close association with Sands and McDougall Pty. Ltd.
- interwar fabric;
- one-level red brick parapeted factory, with pitched corrugated iron clad roof;
- piated and panelled parapet;
- bracketed cornice moulding;
- punched openings; and
- double-hung sash windows, timber-framed..

How is it significant?

The Sands and McDougall factory and warehouse complex is significant historically and aesthetically to West Melbourne, the City of Melbourne and Victoria.

Why is it significant?

The Sands and McDougall factory and warehouse complex is significant.

- Aesthetically, like many other warehouse or factory buildings of the period and earlier, this complex dominates its residential contemporaries in scale and adopts the Italian Renaissance Revival ornament of commercial designs current since the 1870s but in this case executed in red brick with stucco trim. The main building of 1888-9 is a large and original, prominently sited and competently ornamented 19th century factory building which possesses early use of all iron fire-proofed framing and was designed by the distinguished architectural firm, Thomas Watts and Sons. It is of State importance as an indicative and surprisingly original example of the fast disappearing large industrial buildings of the late 19th century (Criterion E); and
- Historically, the complex includes the earliest known surviving and most substantial buildings linked with this most well known of stationery firms that had a national presence and is one of the most significant industrial complexes in Victoria, representing a specialised area of manufacture that differs from the more typical heavy industry (Criterion A).

Alexander Dick's house also Tinto House, later Curtin House

384 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

House built by contractor and speculator, Alexander Dick, for his own use in 1879.

Contributory elements include:

- two storey parapeted brick and stuccoed row house;
- cemented cornice moulds, rosettes, with a raised segmentally arched entablature;
- originally face brick side and rear walls;
- pitched roof behind the parapet, with corrugated iron cladding and chimney;
- originally two storey verandah since rebuilt;
- double-hung sash windows in both segmentally and fully arched openings with pronounced voussoirs; and
- contribution to a valuable Edwardian and Victorian-era streetscape and located opposite the highly significant Sands and McDougall complex.

Integrity is only fair, with painting of the bricks, changes to entry and toplight, altered verandah and upper level window, and an altered fence. The building has some historical value.

How is it significant?

Alexander Dick's house also Tinto house, is of historical significance to West Melbourne.

Why is it significant?

Alexander Dick's house also Tinto house, is significant.

- Historically, as an altered representative of the late Victorian-era building boom in West Melbourne while also the creation of one of the successful practitioners of that boom, Alexander Dick. Also contributory to a valuable Edwardian and Victorian-era streetscape and located opposite the highly significant Sands and McDougall complex (Criterion A).

Aaron Danks' factory-warehouses

386-394 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory, warehouse
Date(s):	1908-9
View of place:	2015

Statement of Significance

What is significant?

Warehouse erected by W.F. Holden for hardware merchant and benefactor Aaron Danks (later Sir Aaron Danks), to the design of the renowned architect, Charles A. D'Ebro, in 1908-9.

Contributory elements include:

- two storey face brick parapeted Edwardian Freestyle factory warehouses;
- three-bay façade divided by deep, brick bullnose-profile piers with cemented parapet entablatures, and moulded terracotta cornices;
- central bay with raised gabled entablature bearing the date on a panel;
- ribbing applied to piers, emanating from cement orbs on the cappings and terminated on cemented cartouches;
- ox-bow shaped string moulds over segmentally arched upper level openings, with bullnose brick reveals and moulded strings as sills;
- face red brick side and rear walls, with concrete lintols over timber framed window groups;
- terracotta wall vents;
- pitched roofs behind the parapet in three hipped sawtooth bays clad with corrugated iron and clerestory lighting to the upper level;
- double-hung timber sash upper level windows;
- ground level openings set within piers with an uncommon bullnose profile ribbed soffit over; and
- part altered early shopfront and entry door at 394 Spencer Street.

Bricks painted over and ground level joinery changed.

How is it significant?

Aaron Danks' factory-warehouses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Aaron Danks' factory-warehouses are significant.

- Historically, for its association with the important figure, Aaron Danks, in his managerial role for the company John Danks after his father's death, and as one of the oldest buildings surviving commissioned by this vast Danks company (Criterion A); and
- Aesthetically, a good example of Charles D'Ebro's work, a specialist in the application of Edwardian-era or Arts and Crafts Freestyle to commercial buildings (Criterion E).

Bennett's Dalston Bakery

405-407 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence, bakery
Date(s):	1906
View of place:	2015

Statement of Significance

What is significant?

Shop and dwelling erected by John Timmins in 1906 for Mrs Bennett, at the corner of Spencer and Franklin Streets to the design of architect R. M. King for use by Henry William Bennett, baker.

Contributory elements include:

- two storey parapeted face red brick and cement Queen Anne style complex on stone footings;
- pitched roofs behind parapets, clad with corrugated iron;
- impressive row of red brick corbelled chimney to bakery rear wall, signalling function;
- cemented chimney to shop and residence;
- black brick string mould at sill level;
- baker's shop at corner with splayed corner entry;
- cemented cornice and parapet entablature with the name 'H Bennett est 1850' and 'Dalston Bakery', scrolled around end chimney;
- traces of old signage on bakery side wall;
- cemented voussoirs over original openings;
- scrolled broken pediment to raised entablature at corner;
- double-hung sash windows upper level, staggered on side elevation;
- skillion form bakery at rear with pitched crossing to courtyard between shop and bakery; and
- contribution to Edwardian-era and Interwar commercial streetscape along Spencer Street.

Integrity is good despite Edwardian-era windows added to the upper level, painting over of some bricks and stonework, and the corner entry and shopfront having been bricked in on ground level. The entry has been part reopened since 1983 (see North and West Melbourne Conservation Study 1983).

How is it significant?

Bennett's Dalston Bakery is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Bennett's Dalston Bakery is significant.

- Historically, closely linked with the Bennett family of bakers and a bakery and shop over an extended period, also representative of the end of a major growth period in West Melbourne also as a now rare Edwardian-era bakery and baker's shop and residence complex within the City (Criterion A); and
- Aesthetically, a custom-designed strong corner Edwardian-era complex with distinctive detailing and bold massing in the Queen Anne style also contributory to a minor commercial Edwardian-era streetscape along Spencer Street (Criterion E).

Australian Glass Manufacturers Co. Ltd. (façade only)

420 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Showroom
Date(s):	1937
View of place:	2015

Statement of Significance

What is significant?

Streamlined Moderne style commercial façade commissioned by Australian Glass Manufacturers Co. Ltd. and designed by H.W. And F.B. Tompkins for completion in 1937.

Contributory elements include:

- parapeted two storey stuccoed and terra-cotta parapeted show room and offices (façade) in the Streamlined Modern style;
- corner site with two principal elevations;
- five-bay main façade facing Spencer Street with three grooved fins to the centre glazed panel, flagpole above on tripartite support and the address in metal lettering, '420 Spencer St' under,
- three-bay façade to Dudley Street with stepped parapet over the centre bay;
- use of terracotta faience as streamlining, tiled dados;
- use of vertical fins and horizontal fluted spandrels, flat and curved surfaces as an interplay of form and finish rather than applied ornament;
- large panels of glass brickwork, a company product; and
- metal windows and door frames.

How is it significant?

Australian Glass Manufacturers Co. Ltd. (façade) is significant historically and aesthetically to West Melbourne

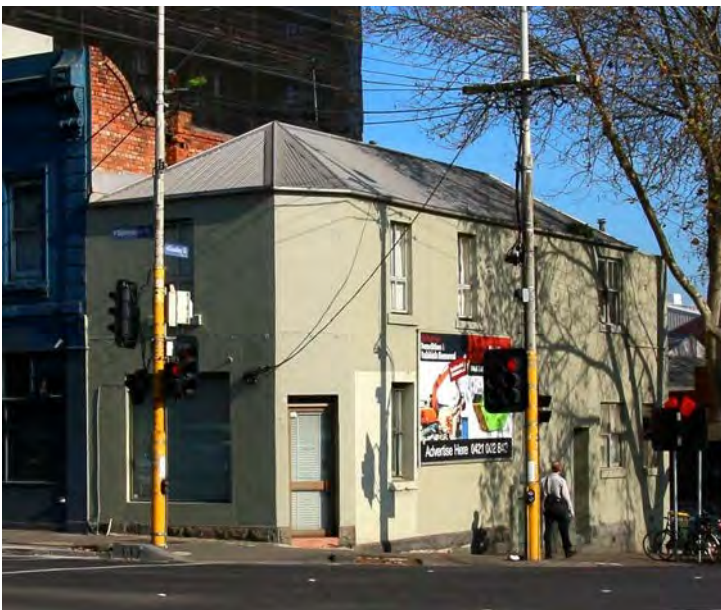
Why is it significant?

Australian Glass Manufacturers Co. Ltd. (façade) is significant.

- Historically, as the local headquarters and showroom of the important Australian firm, Australian Glass Manufacturers, whose products aided in the development of Modernist glass-oriented architecture in the following decades also as a showpiece for this type of architecture to be emulated (Criterion A); and
- Aesthetically, as a good example of the Streamline Moderne style designed by H.W. and F.B. Tompkins who were responsible for a number of significant commercial buildings in the Melbourne business centre in the interwar period, notably Myers store in Bourke Street (Criterion E).

Victorian-era commercial streetscape

437-441 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residences
Date(s):	1868-c1890
View of place:	2015

Statement of Significance

Victorian-era commercial streetscape, 437-441 Spencer Street, West Melbourne

What is significant?

Commercial Victorian-era streetscape at 437-441 Spencer Street, West Melbourne includes the early shop and dwelling at 441 constructed in 1868 for John Crabtree, and the shop and residence at 437 as an altered Victorian-era structure which exemplifies the change in commercial styling.

Contributory elements in the streetscape include:

- double storey rendered Victorian-era shops and residences, set on bluestone footings;
- cemented parapeted façade on 437 with moulded architraves, cornice and blocks on brackets;
- Italian Renaissance Revival styling on 437;

- traditional splayed corner entry for 441;
- double-hung sash windows on 437;
- shopfront on the narrow Spencer Street façade of 441, now altered; and
- corrugated galvanised steel simply hipped roofs.

All of the other windows have also been replaced on 441, probably originally double hung sashes.

How is it significant?

Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant historically to West Melbourne.

Why is it significant?

This Victorian-era commercial streetscape at 437-441 Spencer Street, West Melbourne, is significant.

- Historically, the streetscape demonstrates both an early and later Victorian-era phase of commercial development of West Melbourne in the mid-nineteenth century (Criterion A).

Brown's factory, later Preston Motors Pty. Ltd.

445 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1935
View of place:	2015

Statement of Significance

What is significant?

Moderne style factory built in 1935 by WG Rothwell for E.W. and E.S. Brown Esq. later used by Preston Motors Pty. Ltd. for a service station and their West Melbourne showroom.

Contributory elements include:

- parapeted one and two storey Moderne style face brick factory on corner site;
- three-colour brickwork, brown or manganese and red as vertical and horizontal panels, and cream as string moulds and basket weave panels set into piers;
- soldier coursing over openings and as a parapet capping also squints as sills;
- concrete lintols;
- twin gabled roofs behind the parapet; and
- steel framed multi-pane glazing

How is it significant?

Brown's factory, later Preston Motors Pty. Ltd., is significant historically and aesthetically to West Melbourne.

Why is it significant?

Brown's factory, later Preston Motors Pty. Ltd., is significant.

- Historically, for the building's link with the ongoing and successful motor retailing firm of Preston Motors also as a representative of the Interwar industrial development that overtook this part of West Melbourne (Criterion A); and
- Aesthetically, as a good and well-preserved example of Moderne design using coloured and pattern brickwork (Criterion E).

Hotel Spencer

475 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1926-7
View of place:	2015

Statement of Significance

What is significant?

Greek Revival style hotel created by hotel design specialists Sydney Smith Ogg and Serpell for Mrs M Riordan for completion by 1927.

Contributory elements include:

- Greek Revival style parapeted and stuccoed three-level corner hotel;
- stepped parapet over a deep bracketed cornice;
- three bay Spencer Street façade and seven bay Rosslyn Street elevation, set on a high, ruled cement podium base;
- giant order pilasters framing a central recessed façade bay with balconies and wrought iron balustrade incorporating the saltire cross motif;
- Egyptian motifs such as the scarab beetle and reeded capitals;
- bas-relief letters spelling out 'Hotel Spencer' on the podium and upper level of both elevations; and
- double-hung sash windows with lattice pattern sashes set within vertical strips and separated by moulded spandrels.

Integrity is good despite the removal of dado tiles, addition of intrusive service elements and a large sign attached to the parapet. Ground level openings have been changed.

How is it significant?

Spencer Hotel, later Hotel Spencer, is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Spencer Hotel later Hotel Spencer is significant.

- Historically and socially, as a local corner hotel and gathering place for the West Melbourne community over time (Criteria A, G); and
- Aesthetically, as a superior Greek revival style hotel example, carried out by the important architectural firm, Sydney Smith Ogg and Serpell, also a major, although isolated, traditional corner streetscape element (Criterion E).

Commercial streetscape, 491-501 Spencer Street WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1866-c1905
View of place:	2015

Statement of Significance

Commercial streetscape 491-501 Spencer Street

What is significant?

Commercial streetscape that includes at its core the shop and dwelling at 499 Spencer Street built by Farnsworth and Potts for butcher Robert Barnes by 1880 and to a design by North Melbourne architect Henry Shalless, in a significant Edwardian and Victorian-era commercial streetscape, 491-501 Spencer Street, most of which was once owned by Barnes.

- Other contributory buildings in this streetscape include:
- Ethelboro or Clarke's house at 491 built from 1866 onwards;
- Clark and Heron's building at 493 built c1905,
- Shops and residences at 495-497, built c1886.

This streetscape is adjoining another similar streetscape at 505-511 Spencer Street that shares similar stylistic traits and finishes while having sufficient integrity to represent this important growth era in West Melbourne.

Contributory elements within the streetscape include:

- one and two storey scaled shops and residences;
- parapeted brick and stuccoed Victorian-era designs in the Italian Renaissance Revival style;
- Edwardian-era face brick parapeted two level shop and residence;
- originally face brick side and rear walls;
- pitched roofs behind the parapet; and
- double-hung sash windows.
- Upper level facade integrity is good but ground levels have changed.

How is it significant?

- The commercial streetscape, 491-501 Spencer Street, is significant historically to West Melbourne.

Why is it significant?

The commercial streetscape, 491-501 Spencer Street, is significant.

- Historically, the shops in this group represent major growth periods in West Melbourne also as a shop group owned by the Barnes family over a long period and used as their butcher's shop (Criterion A).

Barnes' shop and residence, part commercial streetscape 491-501 Spencer Street

499 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1879-80
View of place:	2015

Statement of Significance

See also Statement of Significance for commercial streetscape at 491-501 Spencer Street.

What is significant?

Shop and dwelling built by Farnsworth and Potts for butcher Robert Barnes to a design by North Melbourne architect Henry Shalless in 1879-80.

Contributory elements include:

- two storey parapeted stuccoed Victorian-era shop and residence in the Italian Renaissance Revival style;
- cemented cornice moulds, blocks, stylised elongated brackets and inverted consoles at first floor level;
- face brick side and rear walls;
- pitched roof behind the parapet;
- double-hung sash windows, with distinctive ornamental pair at the upper level, detailed in manner similar to other Shalless window groups;
- pilasters at ground level as vertical divisions in the former shopfront; and
- contribution to valuable Victorian-era streetscape.

Integrity of the upper level is good but the ground level has changed with the exception of the pilasters.

How is it significant?

Barnes' shop and residence is significant historically and aesthetically to West Melbourne.

Why is it significant?

Barnes' shop and residence is significant.

- Historically, with other shops in this group (491-503 Spencer Street), representative of a major growth period (Victorian-era) in West Melbourne, also the centre-piece of a shop group owned by the Barnes family over a long period and used as their butcher's shop (Criterion A); and
- Aesthetically, as a fine and distinctive shop façade designed by local architect Henry Shalless and contributory to a Victorian-era commercial streetscape (Criterion E).

James Campbell's shop and residence

502 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

Shop and residence built for West Melbourne blacksmith, James Campbell, by Henry in 1881.

Contributory elements include:

- a double-storey parapeted and rendered residence built to the property line;
- cemented detailing including bracketed cornice, quoining, parapet pediment with scrolls;
- tripartite timber-framed double-hung sash windows with a rendered hood mould and bracketed sill on the upper level façade; and
- cemented chimneys with cornices.

The ground floor has been altered.

How is it significant?

James Campbell's shop and residence is significant historically to West Melbourne.

Why is it significant?

James Campbell's shop and residence is significant.

- Historically, the building demonstrates early shop and residence development of the nineteenth century Boom period, an important phase in the history of West and North Melbourne. Campbell, a blacksmith, was typical of the artisans who resided and speculated in West Melbourne (Criterion A).

Edwardian and Victorian-era commercial streetscape

503-511 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1878-1915
View of place:	2015

Statement of Significance

Edwardian and Victorian-era commercial streetscape

What is significant?

Contributory places in this Victorian-era commercial streetscape include:

- Yule's shops and residences at 505-507 Spencer Street built 1878;
- Doyle's shops and residences, 509-511 Spencer Street built 1915; and
- shop and residence, later Chinese laundry, 503 Spencer Street, built 1875-1900.

They share:

- parapeted one and two-storey shop and residence forms;
- Italian Renaissance Revival styling with cemented detailing;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys; and
- double-hung sash windows on the upper level.

Chinese laundry, 503 Spencer Street has been altered.

How is it significant?

This Edwardian and Victorian-era commercial streetscape is significant historically and aesthetically to West Melbourne.

Why is it significant?

Edwardian and Victorian-era commercial streetscape is significant.

- Historically, as representative of two major boom eras in the development of West Melbourne (Criterion A); and
- Aesthetically, for the architectural values of 509-511 Spencer Street (see Statement of Significance, 509, 511 Spencer Street) (Criterion E).

Doyle's shop and residence, part 509-511 Spencer Street

509 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1915
View of place:	2015

Statement of Significance

What is significant?

Pair of two-storey brick shops and dwellings built by W. J. Wheeler in 1915 for baker, Samuel Doyle.

Contributory elements include:

- two storey parapeted red brick and stuccoed Edwardian-era shop and residence in an adapted Italian Renaissance Revival style;
- cemented cornice and string moulds, blocks, brackets, recessed vermiculated panels and a raised gabled entablature at first floor level with orbs (part unpainted as original);
- originally face brick side and rear walls;
- pitched roof behind the parapet with corbelled brick chimneys;
- double-hung sash windows, with distinctive architraves and keystones facing Spencer Street and arranged in a pattern facing Stanley Street with the arched opening and leadlight glazing signalling the internal stair case;
- metal framed shopfront at ground level (511); and
- contribution to valuable Edwardian and Victorian-era streetscape.

The cantilever street canopy is an early one but has been reclad.

Integrity is good despite the replacement of the shopfront on 509; painting of bricks and new green tiled plinth and piers on 511 Spencer Street (identified in 1991 as painted over); altered windows on 511.

How is it significant?

Doyle's shop and residence pair is significant historically and aesthetically to West Melbourne.

Shops and residences at 505-511 Spencer Street are contributory to a locally significant streetscape.

Why is it significant?

Doyle's shop and residence is significant.

- Historically, with other shops in this group (505-507 Spencer Street), as representative of a major growth period in West Melbourne also the centre piece of a shop group owned by the Doyle family over a long period (Criterion A); and
- Aesthetically, as distinctive Edwardian-era shop façades and contributory to a Victorian-era commercial streetscape (Criterion E).

Doyle's shop and residence, part 509-511 Spencer Street

511 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1915
View of place:	2015

Statement of Significance

What is significant?

Pair of two-storey brick shops and dwellings built by W. J. Wheeler in 1915 for baker, Samuel Doyle.

Contributory elements include:

- two storey parapeted red brick and stuccoed Edwardian-era shop and residence in an adapted Italian Renaissance Revival style;
- cemented cornice and string moulds, blocks, brackets, recessed vermiculated panels and a raised gabled entablature at first floor level with orbs (part unpainted as original);
- originally face brick side and rear walls;
- pitched roof behind the parapet with corbelled brick chimneys;
- double-hung sash windows, with distinctive architraves and keystones facing Spencer Street and arranged in a pattern facing Stanley Street with the arched opening and leadlight glazing signalling the internal stair case;
- metal framed shopfront at ground level (511); and
- contribution to valuable Edwardian and Victorian-era streetscape.

The cantilever street canopy is an early one but has been reclad.

Integrity is good despite the replacement of the shopfront on 509; painting of bricks and new green tiled plinth and piers on 511 Spencer Street (identified in 1991 as painted over); altered windows on 511.

How is it significant?

Doyle's shop and residence pair is significant historically and aesthetically to West Melbourne. Shops and residences at 505-511 Spencer Street are contributory to a locally significant streetscape.

Why is it significant?

Doyle's shop and residence is significant.

- Historically, with other shops in this group (505-507 Spencer Street), as representative of a major growth period in West Melbourne also the centre piece of a shop group owned by the Doyle family over a long period (Criterion A); and
- Aesthetically, as distinctive Edwardian-era shop façades and contributory to a Victorian-era commercial streetscape (Criterion E).

Royal Mail Hotel (formerly Cook's Hotel)

519 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1938 renovation
View of place:	2015

Statement of Significance

What is significant?

Royal Mail Hotel renovated in the Moderne style to the design of P. J. O'Connor in 1938, as applied to a Victorian-era hotel.

Contributory elements include:

- two storey parapeted Moderne style stuccoed corner hotel, as a renovation of a Victorian-era hotel;
- stepped parapet to corner with fluting or ribbing attached to a raised corner pediment;
- moulded cornice and Moderne style streamlining applied in the render below the upper level sills and a fluted string mould;
- gabled raised entablature at Spencer Street west end, with quoining scrolls, and blocks as part of an adjoining Victorian-era shop and residence absorbed into hotel since 1938;
- double-hung sash windows for upper level as part of Victorian-era hotel; and
- traditional corner hotel form, splayed corner, and siting from Victorian-era.

Integrity is good to the 1938 form, despite ground level changes, with the tile dado removal also added and altered openings. The hotel name, carried out in raised cement lettering, has been removed.

How is it significant?

Royal Mail Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Royal Mail Hotel is significant.

- Historically and socially, for the long tenure as a public house and meeting place extending back to the 19th century (Criteria A, G); and
- Aesthetically, with the Moderne style renovation as a reflection of increased development at West Melbourne in the Interwar period, while still maintaining the symbolism of the old Victorian-era hotel, also as a custom design by a hotel specialist architect, P.J. O'Connor (Criterion E).

Associated Taxi Services offices and service station, later Embassy café and service station

541-547 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Service Station
Date(s):	1956
View of place:	2015

Statement of Significance

What is significant?

Associated Taxi Services offices and service station (later Embassy café and service station) were created in time for the 1956 Olympics to the design of Charles Weight, ARAIA Architect.

Contributory elements include:

- two level steel framed and sheet clad service station and taxi offices, with café;
- modular, expressed curtain wall framing to elevations;
- deep sheet-clad eaves; and
- fibre cement sheet infill or spandrel panels and timber framed hopper sashes for window walls.

Integrity is fair despite many ground level additions; the added escape stair on the east end; new spandrel colours; some finishes painted over; and addition of air units and services. The upper level was extended in the 1960s in a similar manner to the existing.

How is it significant?

The Embassy café and service station is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Embassy café and service station is significant.

- Historically, as a symbol of the preparations made for the 1956 Melbourne Olympic Games, with appropriate Modernist styling (Criterion A); and
- Aesthetically, an altered but contemporary 1950s Modern approach to what was by then an established building type (see adjoining as a typical Interwar garage and service station design), designed by Charles Weight who was recognised for his design skill at that time and more recently by architectural historians (Criterion E).

Lever Brothers Pty. Ltd., soap manufacturers offices, factory.

567 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1935-40, 2000
View of place:	2015

Statement of Significance

What is significant?

Moderne style externally well-preserved factory building occupied by international soap and margarine production firm, Lever Brothers, in the Second World War era.

Contributory elements include:

- two-level red brick and stucco parapeted factory;
- well-preserved Moderne style symmetrical elevation;
- strong horizontal elements as spandrels set against the vertical element of the brick piers;
- fluting along the stepped parapet edge, cemented tripartite fins centrally placed;
- metal-framed multi-pane glazing in window strips accentuating the horizontality; and
- contribution of a small industrial complex that abuts in Hawke Street.

How is it significant?

The Lever Bros Pty. Ltd. factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Lever Bros Pty. Ltd. factory is significant.

- Historically, as the Interwar expression of the growth of the chemical industry in West Melbourne also seen in buildings for Duerdins and others, also linked with the international firm of Lever Brothers as the Melbourne head office (Criterion A); and
- Aesthetically, an externally well-preserved Moderne style factory building that concurs with the Hawke Street Lever Brothers factory, at the rear, in styling and scale (Criterion E).

Annagh Terrace, part 582-588 Spencer Street

582 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876.

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upperlevel;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant.

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (Criterion A); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (Criterion E).

Eagle Hotel, later shop and residence

583 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Eagle Hotel built for Thomas Hearty in 1869.

Contributory elements include:

- two storey stuccoed and parapeted corner hotel in the Italian Renaissance Revival style;
- cemented cornice and string moulds, plain entablature;
- face brick rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- double-hung sash windows with uncommon cast-iron balconettes at the upper level;
- simple ground level openings as indicative of original although altered;
- cellar entry door on east side, with scrolled skirt; and
- contributory to a Victorian-era streetscape, as a traditional Victorian-era corner element

Ground level openings indicative of original but altered.

How is it significant?

Eagle Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Eagle Hotel is significant.

- Historically and socially, as an early hotel in West Melbourne and a long term public meeting place also representative of the start of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, a simple but elegant Italian Renaissance Revival design that is enhanced by the balconettes, also contributory to a local Victorian-era streetscape (Criterion E).

Annagh Terrace, part 582-588 Spencer Street 584 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876.

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upperlevel;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant.

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (Criterion A); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (Criterion E).

Annagh Terrace, part 582-588 Spencer Street

586 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876.

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upperlevel;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (Criterion A); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (Criterion E).

Annagh Terrace, part 582-588 Spencer Street

588 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1871-6
View of place:	2015

Statement of Significance

What is significant?

Row houses built for successful grocer and developer Alexander McIntosh, 1871-1876.

Contributory elements include:

- two storey parapeted brick and cemented house row;
- cemented cornice moulds, blocks, orbs and brackets with a raised arched entablature central to the row bearing its name;
- brown and cream face brickwork, cream as quoining;
- face red brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with Corinthian derived column order (part), panelled cast-iron frieze (part) and brackets also bellied balustrade panels;
- double-hung sash windows, with 3 lights at ground floor and uncommon French doors at the upperlevel;
- four-panel entry doors and toplights; and
- contribution to valuable Victorian-era streetscape.

Some cement detailing missing; bricks painted over; some cast-iron verandah detailing and posts changed, part in a related manner (see 588 as near original verandah). Assumed timber picket front fence has been reinstated in most of the terrace.

How is it significant?

Annagh Terrace is significant historically and aesthetically to West Melbourne.

Why is it significant?

Annagh Terrace is significant.

- Historically, as well-preserved and representative of a major growth period in West Melbourne also linked with the successful local developer Alexander McIntosh (Criterion A); and
- Aesthetically, as a well-preserved and highly ornamented terrace given its early date, utilising some uncommon detailing and finishes, also contributory to a valuable Victorian-era streetscape (Criterion E).

**Linton terrace or Taylor's row houses, part 590-596 Spencer Street
590 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

Row houses designed, built and owned by Robert Taylor in 1876.

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (Criterion E); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (Criterion A).

**Linton terrace or Taylor's row houses, part 590-596 Spencer Street
592 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

Row houses designed, built and owned by Robert Taylor in 1876.

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (Criterion E); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (Criterion A).

**Linton terrace or Taylor's row houses, part 590-596 Spencer Street
594 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

Row houses designed, built and owned by Robert Taylor in 1876.

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (Criterion E); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (Criterion A).

**Linton terrace or Taylor's row houses, part 590-596 Spencer Street
596 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1876
View of place:	2015

Statement of Significance

What is significant?

Row houses designed, built and owned by Robert Taylor in 1876.

Contributory elements include:

- a two storeyed, parapeted and stuccoed brick row of four;
- transverse gabled, corrugated iron clad roofs behind the parapet;
- cast iron two level verandahs, with friezes, integral brackets, and roundel pattern iron;
- cemented chimneys;
- simple cemented decoration typical of the early Victorian-era including cornices, cricket bat mouldings with scrolls on the verandah walls, together with the parapet urns;
- double-hung sash windows and 4-panel doors with toplights;
- raised siting, with stone steps up to the verandah;
- iron fences on dressed stone plinths, with iron side fences rather than masonry but with a cemented and capped post at the end houses; and
- contribution as part of a long Victorian-era residential streetscape.

Integrity is good despite missing parapet urns on 592-596 (see urns on 590 Spencer Street) also some details altered.

How is it significant?

Linton terrace or Taylor's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Linton terrace or Taylor's row houses are significant.

- Aesthetically, an early and near original row of a common West Melbourne row house form and a contributory part of a valuable Victorian-era streetscape (Criterion E); and
- Historically, a speculative row by the architect-owner-builder and representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street

599 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street
601 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street

603 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street
605 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

**Yarra Cottages, part 599- 615 Spencer Street
607 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street
609 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street

611 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street
613 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

Yarra Cottages, part 599- 615 Spencer Street

615 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1879
View of place:	2015

Statement of Significance

What is significant?

Row houses built in two separate stages, by and for Alexander Dick, who was a carpenter. The houses at 599 to 607 Spencer Street were built in 1867, and the other four houses added in 1879.

Contributory elements include:

- a parapeted, single storey row of nine coloured tuck-pointed brick and stucco houses;
- siting close to the street;
- cast iron decorated verandahs with concave profile corrugated iron clad roofs;
- stuccoed, corniced chimneys, cemented cornices and ornamented blocks;
- a segment arched entablature, flanked by urns on pinnacles at the parapet centre;
- double-hung sash windows;
- uncommon two-panel doors, with toplights; and
- contribution to the area as an isolated, but long Victorian-era residential row creating in itself, a streetscape.

Integrity is good despite the replacement of (presumed timber picket) front fences, some with cast-iron pickets on concrete plinths; also some new quarry tiles to the verandah to match what had existed (see 599, 607 Spencer Street); and some bricks painted over.

How is it significant?

Yarra Cottages are significant historically and aesthetically to West Melbourne.

Why is it significant?

Yarra Cottages are significant.

- Aesthetically, of a common row house type but extensive in size and prominent in the street (Criterion E); and
- Historically, Alexander Dick exemplifies the West Melbourne developer-builder who converts his builders yard to house lots; representative of the start of a major growth period in West Melbourne (Criterion A).

**Union Trustee Company row houses, part 616-618 Spencer Street
616 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1901
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Thomas McLean for the Union Trustee Company in 1901 to the design of renowned architects Hyndman and Bates.

Contributory elements include:

- one storey red brick parapeted house row in the Queen Anne revival style;
- gabled parapets with moulded cemented cappings and raised entablature topped by a broken scrolled pediment overhanging the gable wall, as supported by brackets;
- gabled roof forms behind the parapet, clad with corrugated iron, with cemented chimneys;
- ornate cement cartouche centred on each gable end;
- verandah dividing walls with cappings and cement balls corbelled at the verandah eaves line;
- double-hung sash windows in three lights with stylised joinery; and
- contribution as the main part of an to Edwardian-era streetscape.

The wire front fence is related to the construction period.

How is it significant?

Union Trustee Company row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Union Trustee Company row houses are significant.

- Historically, as representative of the second major growth period (Edwardian-era) in West Melbourne also for their association with John Fitzgerald who was locally prominent in North and West Melbourne at that time (Criterion A); and
- Aesthetically, as a custom design by the renowned architects Hyndman and Bates, as an indication of their skill as applied to a very small scale building with resulting distinctive detailing, also contributory to an Edwardian character streetscape (Criterion E).

**Union Trustee Company row houses, part 616-618 Spencer Street
618 Spencer Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Row house
Date(s):	1901
View of place:	2015

Statement of Significance

What is significant?

Row house pair built by Thomas McLean for the Union Trustee Company in 1901 to the design of renowned architects Hyndman and Bates.

Contributory elements include:

- one storey red brick parapeted house row in the Queen Anne revival style;
- gabled parapets with moulded cemented cappings and raised entablature topped by a broken scrolled pediment overhanging the gable wall, as supported by brackets;
- gabled roof forms behind the parapet, clad with corrugated iron, with cemented chimneys;
- ornate cement cartouche centred on each gable end;
- verandah dividing walls with cappings and cement balls corbelled at the verandah eaves line;
- double-hung sash windows in three lights with stylised joinery; and
- contribution as the main part of an to Edwardian-era streetscape.

The wire front fence is related to the construction period.

How is it significant?

Union Trustee Company row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Union Trustee Company row houses are significant.

- Historically, as representative of the second major growth period (Edwardian-era) in West Melbourne also for their association with John Fitzgerald who was locally prominent in North and West Melbourne at that time (Criterion A); and
- Aesthetically, as a custom design by the renowned architects Hyndman and Bates, as an indication of their skill as applied to a very small scale building with resulting distinctive detailing, also contributory to an Edwardian character streetscape (Criterion E).

Lizzie Boan's house

638-642 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1909
View of place:	2015

Statement of Significance

What is significant?

Brick house built by R. J. Cottrell and Son for Lizzie Boan to the design of G. B. Leith in 1909.

Contributory elements include:

- red brick Federation Bungalow style house;
- gabled and Dutch-hipped roof forms, clad with corrugated iron or similar, parapet walls to side elevations, boarded eaves soffits;
- asymmetrical plan;
- distinctive label moulds over the arched main windows echoed by an inverse mould under the circular louvered gable vent;
- cemented string mould at sill level;
- red brick chimneys, tall shafts with cemented and bracketed caps and terracotta pots;
- timber framed front verandah with grooved posts, segmentally arched slatted frieze with fretted panels depicting garlic motif;
- double-hung sash windows; and
- contribution to valuable, largely Victorian-era streetscape.

How is it significant?

Lizzie Boan's house is significant historically and aesthetically to West Melbourne and aesthetically to the City of Melbourne.

Why is it significant?

Lizzie Boan's house is significant.

- Historically, as representative of the second major growth period (Edwardian-era) in West Melbourne (Criterion A); and
- Aesthetically, as a custom and unusual design with distinctive detailing, in the City of Melbourne context, carried out under the name of well-known architect G. B. Leith, also contributory to a valuable Victorian-era streetscape (Criterion E).

Primitive Methodist Church parsonage

660-676 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1883-4
View of place:	2015

Statement of Significance

What is significant?

Primitive Methodist Church residence built by James Thurgood in 1883-4, to the design of Evander McIver.

Contributory elements include:

- two storey stuccoed Italianate villa set on quarry-face bluestone footings at the Abbotsford Street corner;
- stepped and splayed plan at corner;
- pitched main roof clad with corrugated iron with cemented and corniced chimneys;
- bracketed eaves with cemented string moulds at sill lines and at the first floor line, ornamental metal wallvents;
- quarry face bluestone plinth with margins;
- rectangular window openings arranged symmetrically in the wall faces; and
- four-panel door, with side and top lights and stone steps.

Integrity is only fair with refitted windows, verandahs removal, new unrelated openings on the lower level and an unrelated colour scheme. There is a major new and unrelated development close on north side replacing the church.

How is it significant?

Primitive Methodist Church parsonage is significant historically to West Melbourne.

Why is it significant?

Primitive Methodist Church parsonage is significant.

- Historically, as the only evidence of this uncommon Christian faith in the City of Melbourne and West Melbourne, also once an important gathering place for the local, largely Christian community; and as the work of acclaimed church architect Evander McIver (Criterion A).

695 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1886
View of place:	2015

Statement of Significance

What is significant?

Row house designed by architect Jonathon Rankine and built by Thomas O'Brien for a Mrs McCarthy in 1886.

Contributory elements include:

- a single storey coloured brick parapeted row house;
- face brick side and rear walls;
- panelled cast iron decoration to the verandah, with brackets;
- concave verandah roof, clad with corrugated iron;
- foliated and vermiculated blocks to the verandah wall;
- balustrading, an arched entablature, a shell tympanum, and rosettes beneath a pronounced cornice, comprise the rich cement decoration;
- an iron fence with brick and cemented piers; and
- contribution as part of a long, mainly single storeyed Victorian-era streetscape of row houses (693-705) which echoes the similar group further to the east (599-615).

Integrity is good despite missing parapet urns.

How is it significant?

Mrs McCarthy's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Mrs McCarthy's row house is significant.

- Aesthetically, the house is a near original example of a common row house type, distinguished by the rich cement ornamentation and association with the architect Rankine who carried out a number of works in the inner Melbourne area, also a contributory part of a Victorian-era streetscape (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

John Young's row house

697 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row house designed by architect Jonathon Rankine and built by Thomas O'Brien for John T. Young in 1887.

Contributory elements include:

- a single storey coloured brick parapeted row house;
- face brick side and rear walls;
- panelled cast iron decoration to the verandah, with brackets;
- concave verandah roof, clad with corrugated iron;
- foliated and vermiculated blocks to the verandah wall;
- balustrading, an arched entablature, a shell tympanum, and rosettes beneath a pronounced cornice, comprise the rich cement decoration;
- an iron fence with brick and cemented piers; and
- contribution as part of a long, mainly single storeyed Victorian-era streetscape of row houses (693-705) which echoes the similar group further to the east (599-615).

Parapet urns have gone.

How is it significant?

John Young's row house is significant historically and aesthetically to West Melbourne.

Why is it significant?

John Young's row house is significant.

- Aesthetically, the house is a near original example of a common row house type, distinguished by the rich cement ornamentation and association with the architect Rankine who carried out a number of works in the inner Melbourne area, also a contributory part of a Victorian-era streetscape (Criterion E); and
- Historically, representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Glenarra House

703 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Row house owned by Anthony Callanan who rebuilt this former one storey house by 1883 as two storeys.

Contributory elements include:

- A two storey, stuccoed brick house;
- face brick side and rear walls;
- a raised segment arched parapet entablature, with cornice, vermiculated blocks;
- urns at the parapet extremities;
- corrugated iron clad hipped roof;
- cemented chimneys;
- double-hung sash windows with cemented architraves;
- four panel door, with toplight;
- a cast iron verandah, with panelled frieze and brackets, and balustrade iron of an unusually fine guilloche pattern;
- iron picket fence on dressed stone plinth; and
- contribution as part of a 19th century residential streetscape.

Integrity is good despite rendering of the west side wall.

How is it significant?

Glenarra House is significant historically and aesthetically to West Melbourne.

Why is it significant?

Glenarra House is significant.

- Aesthetically, the house is a near original example of a common West Melbourne row house type and a contributory part of a streetscape (Criterion E); and
- Historically, a typical speculative housing development for the area and representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Loch-End or Gillespie's house

707 Spencer Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

House built for William Gillespie in 1884, later owned and occupied by William Dean.

Contributory elements include:

- double fronted, single storey face brick house, closely confined by its compact site;
- twin window bays, reflected by a bayed, cast-iron and timber verandah with corrugated iron clad roof;
- a transverse double gable slate clad roof, with eaves brackets and hipped roof bays;
- cemented chimneys with cornices;
- double-hung sash windows;
- four-panel door with side and top lights;
- an iron double-palisade fence on a stone plinth at the frontage; and
- contribution as the last and major part of a 19th century residential streetscape.

Integrity is good despite placement of a bus shelter in front of the house that obscures public views to it.

How is it significant?

Loch-End or Gillespie's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Loch-End or Gillespie's house is significant.

- Aesthetically, an early, near original example of a villa type uncommon in West Melbourne and inner Melbourne, as designed by the prominent architect, William Pitt, also contributory part of a valuable streetscape (Criterion E); and
- Historically, associated with two locally prominent persons, Dean and Gillespie, the latter epitomising the wealthier group of residents in the West Melbourne area, also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Jesmond, or Dixon house

8 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1867
View of place:	2015

Statement of Significance

What is significant?

Row house built for James Dixon, an accountant, in 1867, later owned and occupied by nationally known journalist, David Blair.

Contributory elements include:

- a two-level, parapeded and stuccoed brick house, with face brick side (bricks painted over) and rear walls, set on basalt footings;
- siting adjoining a stone pitched lane;
- a rare single-level verandah on paired circular section posts with cast-iron acanthus leaf capitals, which is decorated with panelled cast-iron friezes and rosettes and elegant curved brackets;
- a segment arched raised entablature, in a simple Italian Renaissance Revival style;
- cornice mould and string-mould at the upper sill-line, creating horizontals that are broken by corner and central pilaster pairs;
- double-hung sash windows and four-panel door with top light;
- cemented architraves surround the windows and doorway, flared at base;
- elegant cemented cornice with brackets to chimneys placed at the apex of each gabled roof form, also chimney pots;
- an unusual, deeply scrolled basalt masonry garden wall, supporting iron pickets between the masonry fence piers; and
- contribution as a corner-sited house next to the similarly aged 2 Stanley Street and 1-3 Chetwynd Street also facing the Eades Place reserve and the bay.

Parapet urns missing, bricks painted over.

How is it significant?

Jesmond, or Dixon house is significant historically and aesthetically to West Melbourne and the City of Melbourne also Victoria.

Why is it significant?

Jesmond, or Dixon house is significant.

- Aesthetically, a well-preserved and prominently sited example of an early and original Victorian-era residence of an uncommon custom designed form, with rare and elegant details and proportions and set in a similarly aged neighbourhood (Criterion E); and
- Historically, associated with a number of prominent figures in the area, each (Dixon and Blair) achieving national publicity in their time of residence, while Proud represented the noxious trades associated with the West Melbourne area (Criterion A).

**Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part
31-47, rear Stanley Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Brewery
Date(s):	1878-
View of place:	2015

Statement of Significance

What is significant?

An addition to the Melbourne Brewery for Joseph McBride and William Martin built by Jesse W Pilkington from 1878.

Contributory elements include:

- Three level parapeted and gabled brick brewery with hipped roof tower at the west end;
- corrugated iron clad roof;
- two colour brickwork, red and cream;
- arched upper level openings with wide cream brick voussoirs, cream brick sills, and some double-hung sash windows;
- cream brick strings at the storey lines; and
- setting on a stone pitched laneway, adjoining Interwar red brick industrial buildings.

Integrity is good despite new rectangular wall openings with concrete lintels.

How is it significant?

This part of the former Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, is significant historically and aesthetically to West Melbourne.

Why is it significant?

This part of the former Melbourne Brewery, later Tasmanian Brewery also Burton Brewery is significant.

- Historically, as one of two remaining breweries in West Melbourne, and as the only Victorian-era brewing tower in the City of Melbourne, other than the former Castlemaine Brewery, in Queensbridge Street, Southbank (Criterion A); and
- Aesthetically, as a distinctively early Victorian-era industrial form, specifically a brewery, with early use of coloured brickwork in an industrial building (Criterion E).

**Bevan and Edwards bulk store, part 61-67 Stanley Street
61-63 Stanley Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Warehouse
Date(s):	1914
View of place:	2015

Statement of Significance

What is significant?

Warehouse erected by Thomas E. Radcliffe to the design of architect J. D. Munro, in 1914, for Bevan and Edwards Pty. Ltd..

Contributory elements include:

- Edwardian red brick warehouse;
- gabled parapeted façade, with a central entrance, arranged in an uncommon classical revival manner for an industrial building;
- stretcher course capping with shaped stretchers under, shape the tympanum; along with string moulds in brick;
- bartizans corbelled over pilasters at each end of the façade;
- segmented arched windows set within recessed segmented arched panels flanking the entrance; and
- siting next to a Victorian-era row house (David Walker house 65 Stanley Street, built 1873) as an isolated pair in a mixed streetscape.

Integrity is good despite altered entry, with new panel-fold door, and the modified monitor roof.

How is it significant?

Bevan and Edwards bulk store is significant historically and aesthetically to West Melbourne.

Why is it significant?

Bevan and Edwards bulk store is significant.

- Historically, as a well-preserved demonstration of the industrial development of the West Melbourne area on well located sites close to the City edge in the early twentieth century (Criterion A); and
- Aesthetically, a substantially intact, Edwardian industrial structure, distinguished by the robust red brick detailing and the broad gabled, classically inspired façade (Criterion E).

Edwardian and Victorian-era streetscape

61-67 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house, factory
Date(s):	1873-
View of place:	2015

Statement of Significance

Edwardian and Victorian-era streetscape, 61-67 Stanley Street, West Melbourne
(Refer to Statements of Significance for 61-63 Stanley Street and 65 Stanley Street)

What is significant?

Contributory places in this streetscape include:

- Bevan and Edwards bulk store at 61-63 Stanley Street built 1914; and
- David Walker house 65 Stanley Street built 1873.

These two buildings represent well two major growth periods in West Melbourne (Victorian-era, Edwardian-era) and two dominant building types (industrial and residential).

How is it significant?

This Edwardian and Victorian-era streetscape is significant historically to West Melbourne.

Why is it significant?

This Edwardian and Victorian-era streetscape is significant.

- Historically, the buildings represent well two key aspects of the development of West Melbourne as well as a combination of two key building types, row houses and factories (Criterion A).

**Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd.
maltsters, part former**

62-80 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Brewery
Date(s):	1911-
View of place:	2015

Statement of Significance

What is significant?

Edwardian-era brewery wing built in 1911 by H. Henningsen for Alfred Hasker, of West Melbourne, as a brick malt house to be located at the rear of what was then 58-72 Stanley Street. The architect was Frank Stapley.

Contributory elements include:

- Edwardian-era, red brick wing set parallel to the street in the middle of the block;
- gabled corrugated iron clad roof form, with parapeted ends;
- punched rectangular upper level openings with cemented lintols and some double-hung sash windows; and
- segmentally arched lower level openings.

Some lower level openings have been bricked in reducing the building's integrity.

How is it significant?

Part of the Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters complex is significant historically to West Melbourne.

Why is it significant?

Part of the Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters complex is significant.

- Historically, representative of a now uncommon building type (malt house) in inner Melbourne and one of three known to survive in West Melbourne while retaining associations with well known brewing companies. The building reflects the period of industrial expansion in West Melbourne that commenced in the Edwardian-era, culminating in the Interwar period. Also the design of Frank Stapley who was an architect, a City of Melbourne Lord Mayor and Councillor and an influential advocate for the town planning movement in Victoria (Criterion A).

David Walker house, part 61-67 Stanley Street

65 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

House built in 1873 by Masson and Wainman for engineer David Walker.

Contributory elements include:

- two storey parapeted stuccoed row house;
 - cemented cornice moulds, masks and brackets with a raised entablature;
 - originally face brick side and rear walls;
 - pitched roof behind the parapet, with cemented and corniced chimneys;
 - remnant of two storey timber and cast-iron verandah;
 - double-hung sash windows, with three lights at ground floor;
 - four-panel entry door and toplight with notable fanlight door case;
 - cast-iron palisade front fence and gate on dressed stone footings with cemented capped piers; and
- contribution to valuable Edwardian and Victorian-era streetscape.

Integrity is fair, with the altered and rebuilt verandah.

With the Bevan and Edwards bulk store adjoining, built 1914, these two buildings represent two key aspects of the development of West Melbourne, as well as two key building types, row houses and factories.

How is it significant?

David Walker house is of historical significance to West Melbourne and of contributory significance, historically, to the streetscape at 61-67 Stanley Street, West Melbourne.

Why is it significant?

David Walker house is significant.

- Historically, for the long association with the engineer, David Walker, with shipping as a key part of the area's history and, within the streetscape, representative of one of two key aspects of the development of West Melbourne seen in this combination of two key building types, row houses and factories (Criterion A).

Row house streetscape, 95-101 Stanley Street

95-101 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1877
View of place:	2015

Statement of Significance

Row house streetscape, 95-101 Stanley Street

What is significant?

Two house rows that make up this streetscape are:

- Moses Park's row houses 95-97 Stanley Street, 1878;
- James Burns' brick cottage pair 99-101 Stanley Street, 1877.

Contributory elements in these houses include:

- simple pair of face red brick single-storey Victorian brick cottages;
- transverse gabled roofs, clad with corrugated steel (99) and new slate (101);
- cemented chimney (101) and parapet walls with scrolls;
- skillion-roofed verandahs with no ornament set between cemented end walls (altered);
- timber-framed double-hung sash windows;
- entry doors with toplights; and
- contribution to a larger Victorian-era residential streetscape, extending into Spencer Street as a commercial Victorian-era row.

How is it significant?

The row house streetscape, 95-101 Stanley Street, is significant historically to West Melbourne.

Why is it significant?

The row house streetscape, 95-101 Stanley Street, is significant.

- Historically, as representative of the modest dwellings which were erected in the late nineteenth century in large numbers in West and North Melbourne; associated with the Parks and Burns families who like others in Victorian-era West Melbourne speculated in property in their own street; also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Doyle's factory, later Plywood and Trading Company Pty. Ltd.

138-140 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1927
View of place:	2015

Statement of Significance

What is significant?

Factory built in 1927 for successful master baker, Joseph Doyle, and designed by W. J. Davy.

Contributory elements include:

- one storey brick factory with cement detailing;
- sawtooth roof behind parapet clad with corrugated iron;
- patterned brickwork using soldier and stretcher coursing;
- distinctive corbelled caps to piers;
- multi-pane glazing in steel frames to windows symmetrically arranged;
- boarded timber entry doors; and
- cemented string moulds and bracketed hood over entry.

Integrity is good despite painting over of bricks and addition of signs. The factory at 142-144 has been refaced but is still existing: it could be restored using this building (138-140) as evidence.

How is it significant?

Doyle's factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Doyle's factory is significant

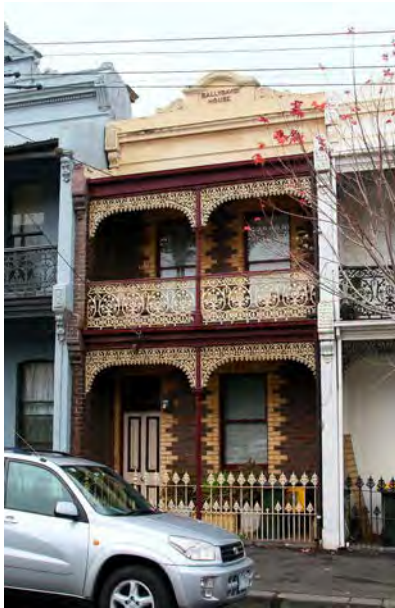
- Historically, as part of Interwar surge in industrial development within West Melbourne (Criterion A); and
- Aesthetically, a well-preserved factory design is a mannered classically derived style, using uncommon brick detailing (Criterion E).

Lourdes, Hannah Smith's house and dairy
187 Stanley Street, WEST MELBOURNE

Demolished

William Cullen's house or Ballydavid House, part 191-193 Stanley Street

191 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Row houses built and owned by Harbor Trust engineer, William Cullen in 1885 and 1887.

Contributory elements include:

- two storey parapeted coloured brick and stucco row house pair;
- cemented cornice moulds, vermiculated blocks and brackets with a raised arched entablatures bearing the house names;
- brown body brick and cream trim as quoining;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows;
- four-panel entry doors and toplight;
- cast-iron palisade front fences and gates on stone footings; and
- contribution to a valuable Victorian-era streetscape.

Bricks painted over and upper level windows converted to French doors on 193 Stanley Street.

How is it significant?

William Cullen's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

William Cullen's houses are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and the builder-owner development that took place there in the Victorian-era also associated with William Cullen who was employed as a Harbor Trust engineer, an occupation of specific historic interest to West Melbourne, being close to the Victoria Dock and Yarra River docking places (Criterion A); and
- Aesthetically, a well-preserved Victorian-era house pair that is contributory to a valuable streetscape (Criterion E).

William Cullen's house or Ballinlough House, part pair 191-193 Stanley Street

193 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Row houses built and owned by Harbor Trust engineer, William Cullen in 1885 and 1887..

Contributory elements include:

- two storey parapeted coloured brick and stucco row house pair;
- cemented cornice moulds, vermiculated blocks and brackets with a raised arched entablatures bearing the house names;
- brown body brick and cream trim as quoining;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandah with Corinthian derived column order, cast-iron frieze and integral brackets;
- double-hung sash windows;
- four-panel entry doors and toplight;
- cast-iron palisade front fences and gates on stone footings; and
- contribution to a valuable Victorian-era streetscape.

Bricks painted over and upper level windows converted to French doors on 193 Stanley Street.

How is it significant?

William Cullen's houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

William Cullen's houses are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne and the builder-owner development that took place there in the Victorian-era also associated with William Cullen who was employed as a Harbor Trust engineer, an occupation of specific historic interest to West Melbourne, being close to the Victoria Dock and Yarra River docking places (Criterion A); and
- Aesthetically, a well-preserved Victorian-era house pair that is contributory to a valuable streetscape (Criterion E).

Fitchett Brothers Pty. Ltd. Factory

240-250 Stanley Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1920, 1928, 1932
View of place:	2015

Statement of Significance

What is significant?

Fitchett Brothers printing works designed by Carleton and Carleton in 1920 as the first stage, with a factory extension up Stanley Street, to a design by P. G. Fick and Son Architects in 1928. Further works after a fire were carried out 1932 to designs of fashionable architects, R.M. And M.H. King.

Contributory elements include:

- large two level brick and cemented classical revival factory on a corner site;
- cemented cornice moulding and entablature with panelled brick parapet wall above; and
- giant-order piers extending through to the parapet, rounded pier at corner.

Integrity is good despite conversion of the building to a residential use with a recessed upper level addition and changes to windows and doors.

How is it significant?

Fitchett Bros. Pty Ltd. Factory is significant historically and aesthetically to West Melbourne.

Why is it significant?

Fitchett Bros. Pty. Ltd. Factory is significant.

- Historically, for the close link with nationally known publishing house, Fitchett Brothers and as representative of the Interwar surge in industrial development within West Melbourne (Criterion A); and
- Aesthetically, altered but impressive classical revival corner building with its giant-order façade and strong brickwork expression (Criterion E).

Victoria Buildings or Walton's shop and residence row 173-181 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1864-5, 1890
View of place:	2015

Statement of Significance

What is significant?

Shops and residences built for Robert Walton during 1864-5. Reconstruction or the addition of a storey and a new façade was done c1890.

Contributory elements include:

- a two-storey stuccoed brick shop and residence row of three;
- parapeted roof line with cemented chimneys and pitched corrugated iron clad roof behind;
- tripartite Victoria Street façade with central wall bay given a raised gabled entablature with the building name, vermiculation in the tympanum, flanking piers and pilasters, pineapples and an acroterion as cemented decoration;
- secondary pedimented entablature with scrolls over the corner splay;
- pilaster divisions on the upper level for three smaller shops at the west end of the Victoria Street façade, none on the Peel Street elevation;
- ornamental metal wall vents;
- cemented architraves to the three-light upper level double-hung sash windows;
- blind upper level window on the corner splay at Capel Street;
- stepped string and cornice moulds as further ornament;
- part of an early timber shop front on 175;
- an iron City of Melbourne Corporation pattern verandah with convex verandah; and
- contribution as a major corner element in the Victoria Street commercial precinct, paralleling with 187-9 on the contiguous corner of the block at Capel Street.

Early shop fronts with recessed entries, have been recreated, and the street verandah, that was missing from 179-181, has been reinstated, enhancing the integrity of this row.

How is it significant?

Victoria Buildings or Walton's shop and residence row is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Victoria Buildings or Walton's shop and residence row is significant.

- Aesthetically, as a well-preserved shop and residence row that exemplifies both the mid and late nineteenth century development booms in West Melbourne, with its upper façade detailing, splayed corner, return street verandah and shop front remnants also constituting a major streetscape element in a highly significant townscape (Criterion E); and

- Historically, a shop row with an early beginning, built by one of the many developer-builders in the area, in this case one who became very wealthy, and occupying a prominent location in the retail area; representative of both the beginning and end of a major growth period in West Melbourne (Criterion A).

Hughes shop and residences

187-189 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1870-72
View of place:	2015

Statement of Significance

What is significant?

Shop and residence built for William Hughes in two stages 1870-1872 by James Taylor.

Contributory elements include:

- a double-storey rendered, simple Colonial Georgian styled, shop and dwelling with attached dwelling in Capel Street;
- a parapeted and corniced façade with pitched main roofs behind;
- principal façade to Victoria Street, with three timber-framed double-hung sash windows with moulded architraves at first floor level;
- Capel Street facade with four upper level architraved double-hung sash windows and attached symmetrical house facade with four-panel door with top light also in a Georgian style;
- a moulded cornice terminating the façade and returning along the side elevation to Capel Street;
- stepped cornice in Capel Street graduating in height to an attached residential wing;
- a rare timber framed shopfront with recessed centre entry; and
- contribution to a significant Victorian-era commercial and residential streetscape.

How is it significant?

Hughes shop and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Hughes shop and residences are significant.

- Historically, as well-preserved and therefore representative of commercial development of the late nineteenth century boom in West and North Melbourne; also representative of the start of a major growth period (Victorian-era) in West Melbourne (Criterion A); and
- Aesthetically, as shop and residences with rare details and as a key contributory heritage element in a significant Victorian-era commercial streetscape (Criterion E).

Prince Albert Hotel, later shop and residence, part 195-197 Victoria Street.

195 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

Shops and residences in 1873 and by 1876 the Prince Albert Hotel, owned by baker Robert Pringle.

Contributory elements include:

- a two-storey Italian Renaissance Revival style, stuccoed brick parapeted former hotel (195) and bakers shop and residence (197), set on a corner site and built to the street alignment;
- pitched corrugated iron clad roof behind the stepped parapeted façade, with cemented and corniced chimneys;
- trabeated ground level, with and pilasters located around doorways and the former balloon arched bar windows;
- upper level arched fenestration, with moulded architraves, bracketed blocks, cornice, impost and string-moulds;
- double-hung sash windows;
- four-panel door with top light in the corner splay with upper level blinded window recess; and
- contribution as a corner and major element in the significant Victoria Street commercial precinct, relating strongly to 197, 199, 201-3 and 205 Victoria Street.

Integrity is good despite missing parapet orbs on 195; replaced shop front (recessed entry type) on 197 and a cantilever verandah added to 197.

How is it significant?

The Prince Albert Hotel, baker's shop and residence are significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Prince Albert Hotel, baker's shop and residence are significant.

- Aesthetically, 195 Victoria Street is a typical corner hotel of the period but near original, conservatively but competently elevated in the Italian Renaissance Revival style and forms a major part in the Victorian-era streetscape; 197 Victoria Street is an altered shop and residence but is linked with the important 195 Victoria above the verandah (Criterion E); and
- Historically and socially, (195 Victoria Street) as a former hotel or gathering place and being on a corner site, has achieved social and visual prominence and, (197 Victoria Street) the baker's shop and the residence of the hotel's locally prominent owner-builder, Robert Pringle, also representative of a major growth period (Victorian-era) in West Melbourne (Criterion A, G).

Pringle's baker's shop and residence, part 195-197 Victoria Street

197-197A Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

Shops and residences in 1873 and by 1876 the Prince Albert Hotel, owned by baker Robert Pringle.

Contributory elements include:

- a two-storey Italian Renaissance Revival style, stuccoed brick parapeted former hotel (195) and bakers shop and residence (197), set on a corner site and built to the street alignment;
- pitched corrugated iron clad roof behind the stepped parapeted façade, with cemented and corniced chimneys;
- trabeated ground level, with and pilasters located around doorways and the former balloon arched bar windows;
- upper level arched fenestration, with moulded architraves, bracketed blocks, cornice, impost and string-moulds;
- double-hung sash windows;
- four-panel door with top light in the corner splay with upper level blinded window recess; and
- contribution as a corner and major element in the significant Victoria Street commercial precinct, relating strongly to 197, 199, 201-3 and 205 Victoria Street.

Integrity is good despite missing parapet orbs on 195; replaced shop front (recessed entry type) on 197 and a cantilever verandah added to 197.

How is it significant?

The Prince Albert Hotel, baker's shop and residence are significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Prince Albert Hotel, baker's shop and residence are significant.

- Aesthetically, 195 Victoria Street is a typical corner hotel of the period but near original, conservatively but competently elevated in the Italian Renaissance Revival style and forms a major part in the Victorian-era streetscape; 197 Victoria Street is an altered shop and residence but is linked with the important 195 Victoria above the verandah (Criterion E); and
- Historically and socially, (195 Victoria Street) as a former hotel or gathering place and being on a corner site, has achieved social and visual prominence and, (197 Victoria Street) the baker's shop and the residence of the hotel's locally prominent owner-builder, Robert Pringle, also representative of a major growth period (Victorian-era) in West Melbourne (Criteria A, G).

William Hughes warehouse

201-203 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1875
View of place:	2015

Statement of Significance

What is significant?

Warehouse or shop and residence built in 1875 for bedding manufacturer William Hughes, by James Moore.

Contributory elements include:

- a large two-storey stuccoed brick warehouse, and shop and residence;
- a parapeted façade in a simple Italian Renaissance Revival character, with pitched roof behind;
- cornice and string-moulds, with lions heads and paired brackets as only other ornament;
- arched architraved (and formerly shuttered) upper level double-hung sash windows, with panelled sills; and
- contribution to the significant Victoria Street commercial precinct.

Integrity is good despite removal of the timber shop front and the upper level window shutters, addition of a street awning and removal of parapet orbs or urns.

How is it significant?

William Hughes warehouse is significant historically and aesthetically to West Melbourne.

Why is it significant?

William Hughes warehouse is significant.

- Aesthetically, a large, conservatively designed warehouse in the Italian Renaissance Revival manner which possesses interesting details such as the architraves and panelled sills (shutters gone) and a major role in a significant Victorian-era streetscape (Criterion E); and
- Historically, interesting as a visual variation in the use pattern of the street (typically shop and residences) and identified by long tenure to individual firms and use types, also representative of the start of a major growth period in West Melbourne and linked with the locally prominent Hughes family (Criterion A).

Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge

215 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1873-4, c1955
View of place:	2015

Statement of Significance

What is significant?

Two shops and built for well-known West Melbourne undertaker, Henry Allison in 1873 adjoining his funeral parlour at 217-219 Victoria Street. Don Camillo coffee lounge opened here 28th August, 1955, making its name as one of Melbourne's iconic sports café restaurants.

Contributory elements include:

- two-level stuccoed shop and residence;
- simple Italian Renaissance revival styling with cemented cornice moulds;
- face brick side and rear walls;
- pitched roof behind the parapet;
- formerly double-hung sash windows on the upper level, since modified;
- sheet metal encased, neon 1950s business sign attached to upper level; and
- contribution to a significant Victorian-era commercial streetscape.

Contributory internal elements include the terrazzo mosaic floor and 'Caffe Espresso' sign at the rear of the ground floor, with photographic memorabilia covering the walls showing moments from the last fifty years in the sporting world.

Integrity is fair, given the changes to upper-level windows and the significant 1950 character of the ground level.

How is it significant?

Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge (215 Victoria Street) is significant historically and socially to West Melbourne.

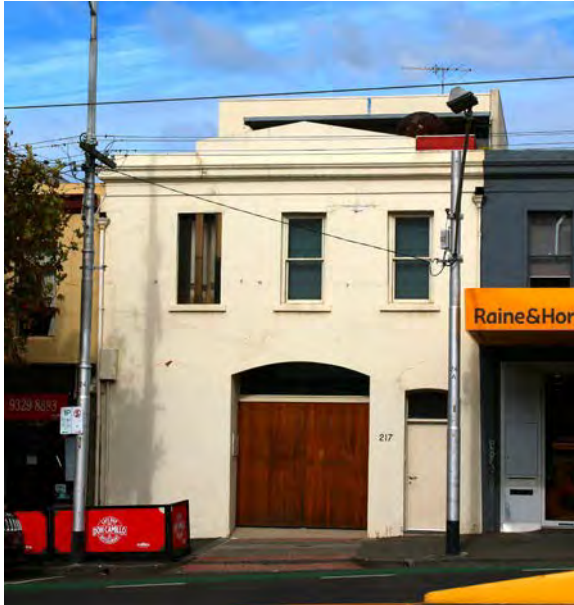
Why is it significant?

Allison's shop and residence (part 213-215 Victoria Street), later Don Camillo coffee lounge (215 Victoria Street) is significant.

- Historically, linked with the well-known West Melbourne undertaker, Henry Allison, as part of a key development era in West Melbourne (Criterion A); and
- Historically and socially, in another era the café at 215 was one of the first group of European-style espresso coffee shops established in 1950s Melbourne and one of the few that still remains in operation. The cafe retains much of its original character internally with a colourful terrazzo floor and externally, the neon signage. Owned by the champion boxer, Aldo Pravisani, the café reflects the surge in Italian immigration to Australia, and particular the inner Melbourne suburbs, after World War Two (Criteria A, G).

Henry Allison later Alfred Allison, undertaking premises (part)

217-219 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Mortuary
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

One of two shops and dwellings built for undertaker, Henry Allison, in 1865.

Contributory elements include:

- parapeted stuccoed brick commercial pair;
- part pitched roof behind the parapet (217-219 removed);
- one a shop or parlour and residence (221) and the other possessing a carriage entrance with a residence over;
- simple cemented detail includes a raised pediment over 217-219 and cornice mouldings;
- double-hung sash windows as upper level fenestration;
- stone pitched crossover to the carriage way 217-219; and
- contribution to an old part of the significant Victoria Street commercial precinct.

Changes to the complex include:

- timber street verandah has been replaced on 221, with an unrelated cantilever verandah;
- the former shop front with central recessed entry and panelled timber plinths of 221, has been replaced;
- segmentally arched recesses either side of the carriage way, and the former bi-parting carriage way doors replaced at 217-219;
- roof and upper level shutters removed from 217-219;
- rare upper level window blind hoods removed from 221 since 1983;
- chimneys removed;
- Interwar dado tiles removed from 217-219;
- unsympathetic paint scheme has divided the complex; and
- a publicly visible two-storey rear addition has been made to 217-219 since 1983 with one upper level window removed as surveyed 2015.

How is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant.

- Aesthetically, old and of a conservative design, typical of the date and type, and the survival of the rare carriage way to 217-19 Victoria Street provides a significant element in the commercial streetscape which communicates the 19th

- century nature and original and distinctive use of the building (Criterion E);
- Historically, among the oldest group of shops in the area and closely linked with the Allison undertaking business that evolved from this single location into the nearby suburbs and achieved wealth and prosperity that is still evident today in survivors of the family firm across Melbourne. The firm and its origins are well documented in a key record of Edwardian Victoria, the 'Cyclopedia of Victoria', providing a great enhancement of the physical heritage values of this place (Criterion A); and
- Socially, significant as the focus of a century of inner Melbourne funeral arrangements (Criterion G).

Henry Allison later Alfred Allison, undertaking premises (part)

221 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1865
View of place:	2015

Statement of Significance

What is significant?

One of two shops and dwellings built for undertaker, Henry Allison, in 1865.

Contributory elements include:

- parapeted stuccoed brick commercial pair;
- part pitched roof behind the parapet (217-219 removed);
- one a shop or parlour and residence (221) and the other possessing a carriage entrance with a residence over;
- simple cemented detail includes a raised pediment over 217-219 and cornice mouldings;
- double-hung sash windows as upper level fenestration;
- stone pitched crossover to the carriage way 217-219; and
- contribution to an old part of the significant Victoria Street commercial precinct.

Changes to the complex include:

- timber street verandah has been replaced on 221, with an unrelated cantilever verandah;
- the former shop front with central recessed entry and panelled timber plinths of 221, has been replaced;
- segmentally arched recesses either side of the carriage way, and the former bi-parting carriage way doors replaced at 217-219;
- roof and upper level shutters removed from 217-219;
- rare upper level window blind hoods removed from 221 since 1983;
- chimneys removed;
- Interwar dado tiles removed from 217-219;
- unsympathetic paint scheme has divided the complex; and
- a publicly visible two-storey rear addition has been made to 217-219 since 1983 with one upper level window removed as surveyed 2015.

How is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Henry Allison later Alfred Allison, undertaking premises is significant.

- Aesthetically, old and of a conservative design, typical of the date and type, and the survival of the rare carriage way to 217-19 Victoria Street provides a significant element in the commercial streetscape which communicates the 19th century nature and original and distinctive use of the building (Criterion E);

- Historically, among the oldest group of shops in the area and closely linked with the Allison undertaking business that evolved from this single location into the nearby suburbs and achieved wealth and prosperity that is still evident today in survivors of the family firm across Melbourne. The firm and its origins are well documented in a key record of Edwardian Victoria, the 'Cyclopedia of Victoria', providing a great enhancement of the physical heritage values of this place (Criterion A); and
- Socially, significant as the focus of a century of inner Melbourne funeral arrangements (Criterion G).

St Mary's Star of the Sea Church complex, and stained glass window

273 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Church, organ
Date(s):	1891-1900
View of place:	2015

Statement of Significance

Victorian Heritage Register Statement of Significance
 (Known as 33 Howard Street and 235-273 Victoria Street, West Melbourne)
 Victorian Heritage Register number: H2182

What is significant?

St Mary Star of the Sea was built in 1891-1900 to replace an earlier church built in 1854. North and West Melbourne became a parish in 1872 and in 1872-3 a presbytery designed by William Wardell was built for the first resident priest. In 1881 it was condemned due to faulty foundations and the architects Reed and Barnes carried out extensive renovations, with the addition of prominent curved buttresses and a verandah and balcony. The foundations of a new church were laid in 1883-6, but by 1889 there were concerns that the new church would be too small and it was resolved to begin again. The new building was designed by the architect Edgar Henderson and the contract was awarded in September 1891 to C W Crompton. The 1890s depression and lack of funds slowed work considerably and in 1896, with the walls still incomplete, Henderson left Victoria for Western Australia. He was replaced by the architect Phillip Kennedy who made a number of alterations to Henderson's design, and is credited with the final design of the roof and the interior. In 1897 the spire was eliminated from the design due to financial problems. In 1898 the specifications were accepted for a new pipe organ, a huge electric-powered three manual instrument by Fincham and Hobday. Windows were commissioned from the leading manufacturers in England, Germany and Australia. The church was officially opened on 18 February 1900 by Cardinal-Archbishop Moran of Sydney. The fixtures and fittings were supplied by some of the most highly-regarded artists and furnishers in Melbourne and beyond. With the completion of the new church the old one was used as a school. A new boys' school designed by the architects Kempson and Conolly was built on Howard Street in 1910, and three years later the old church was demolished and a girls' school designed by the same architects was completed in 1914 on the Chetwynd Street corner. The old denominational school south of the old church was converted into clubrooms (now demolished and replaced by a new school building). Further decoration of the interior took place in the Interwar period and in the 1920s the original timber altars were replaced by altars of Italian marble. The building and interiors underwent major restoration works in the early twenty-first century.

The St Mary Star of the Sea complex includes the church, the presbytery, and the boys' and girls' schools. The church is a Latin Cross plan French Gothic style building of brick faced with random coursed sandstone on a bluestone plinth, with limestone dressings, a slate roof and an incomplete tower on the north-east corner. The slate roof is embellished with a series of dormer vents, fabricated from sheet zinc. At the centre of the roof is a polygonal fleche of pressed zinc on timber framing, with louvred vents on the sides and surmounted by a tapering conical spire. The colonettes flanking the window and door openings are of polished red Aberdeen granite. The total length of the building is 175 ft. (54 m) and the height of the roof ridge is 75 ft. (23m). The interiors are opulently decorated, with a strong Italian Baroque influence. The nave is

painted pink and there is extensive use of high-quality building stone such as Swedish red granite in the nave columns, Carrara white marble for the transept piers and Pyrenean rose marble for the chapel columns. This is further enhanced by the reflective finishes of the mosaic-tiled sanctuary floor, the brass altar rails, the scagliola (imitation marble) of the colonettes and the polished timber, especially in the distinctive two-toned groined ceiling. The ceiling is lined with timber panelling, and painted statues of angels blowing trumpets stand on the hammerbeams. The church retains much original furniture and fittings, including its pews (1900), elaborate marble altars (1925-7) and font (1900), a fine set of Stations of the Cross by Peter Hansen (1901), a Mission Cross by James Curtin (1891), a Bishop's throne made for Daniel Mannix in 1913, and several notable stained glass windows made by prominent local and overseas craftsmen.

The Fincham organ in the gallery is a large three manual organ with richly gilded and decorated pipes arranged on either side of a large stained glass window, possibly by Brooks Robinson and Co, and with a fine blackwood console. The presbytery is a symmetrical two storey rendered building with a slate roof, and a two storey cast iron verandah with unusual round-arched flying buttresses supporting the walls. The boys' school is a two storey symmetrical rendered Free Classical style building with a slate roof and with twin gabled parapets on the front elevation. The front facade of the girls' school has a very similar composition, but is of face brick with rendered dressings and has Gothic arched openings.

How is it significant?

St Mary Star of the Sea is of architectural, historical, aesthetic, technological and social significance to the state of Victoria.

Why is it significant?

St Mary Star of the Sea is historically significant as Melbourne's largest parish church and as one of the most costly parish churches built in Australia, a reflection of the spirit of the substantial Catholic population, predominantly of Irish extraction, of the area in the late nineteenth and early twentieth century that helped fund its construction.

St Mary Star of the Sea is architecturally significant as unusual example of a church in the French Gothic style, and as a major example of the work of the distinguished architects Edgar Henderson, a Catholic architect who later achieved considerable success and renown as a designer of Catholic churches, schools and convents in Western Australia, and Phillip Kennedy. The complex includes an interesting presbytery designed by William Wardell and altered by Reed and Barnes and two early twentieth century school buildings by Kempson and Connolly.

St Mary Star of the sea is of aesthetic significance for its opulent interior, with imposing marble and granite pillars, an unusual timber ceiling, thought to be unique in Victoria, intricate marble fittings, especially the marble altars and font, Stations of the Cross by Peter Hansen and an oak mission cross by James Curtin. The magnificent stained glass windows are by prominent local and European makers, such as William Montgomery, Hardman and Company of London and Franz Mayer and Company of Germany.

The Fincham pipe organ is historically and technologically significant as the largest example of nineteenth century indigenous organ building in Australia to remain essentially unaltered. It is the most intact surviving example of the work of the prominent organ builder George Fincham and was the last organ completed by Fincham himself. It one of a very small number of surviving three-manual Fincham organs, and is believed to be the second largest organ, after that in the Sydney Town Hall, to retain a tubular-pneumatic key and action stop.

St Mary Star of the Sea is socially significant for its important role in the lives of the Roman Catholic community of Melbourne.

- See more At: <http://vhd.heritagecouncil.vic.gov.au/places/1276#sthash.WmjoOYng.dpuf>

Stedeford's shop and residence row part 279-285 Victoria Street

279 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street.
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283, removal of verandahs from 281-285 and a cantilever awning addition on 283.

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape (Criterion E); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern (Criterion A).

Stedeford's shop and residence row part 279-285 Victoria Street

281 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street;
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283, removal of verandahs from 281-285 and a cantilever awning addition on 283.

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape (Criterion E); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern (Criterion A).

Stedeford's shop and residence row part 279-285 Victoria Street

283 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street;
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283 Victoria Street, removal of verandahs from 281-285 Victoria Street and a cantilever awning addition on 283 Victoria Street.

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape (Criterion E); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern (Criterion A).

Stedeford's shop and residence row part 279-285 Victoria Street

285 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1881
View of place:	2015

Statement of Significance

What is significant?

Shops & residences built by Thomas Cockram and Company for investor John Stedeford in 1881.

Contributory elements include:

- a two-storey, parapeted stuccoed brick row of Victorian-era shops and residences;
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- part City of Melbourne Corporation pattern cast-iron street verandah on 279;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- guilloche patterns used to ornament the stepped parapet entablature,
- orbs to the parapet piers and the associated pilasters dividing the upper wall surfaces;
- decorative friezes applied to the architraves of each main window light;
- double-hung sash windows;
- façade arrangement as repeated on other shop and residences at 297-307 and 349-53 Victoria Street;
- early or original timber shop front with recessed entry at 285 only; and
- contribution as a prominent and valuable part of a significant streetscape which repeats intermittently the same window configuration as far as 349-53 Victoria Street.

Integrity is good despite shop fronts having been replaced on 279-283 Victoria Street, removal of verandahs from 281-285 Victoria Street and a cantilever awning addition on 283 Victoria Street.

How is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Stedeford's shop and residence row, 279-285 Victoria Street, is significant.

- Aesthetically, a well composed and near original Victorian-era commercial row, enhanced by the corner shop and a hillside site, that possesses some of the now rare elements of commercial architecture (shop fronts and original iron street verandahs), distinctive upper level fenestration and plays a major role in a valuable Victorian-era streetscape (Criterion E); and
- Historically, linked with John Stedeford whose other remarkable rows, elsewhere in Victoria and in Queensberry Streets and considerable property holdings across Melbourne, mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area, also this row occupies a prominent commercial site with historically long tenure for tenants, lending each shop with a personality and distinct use pattern (Criterion A).

Donald's shop and residence row, part 293-295 Victoria Street

293 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for Inspector of Markets and a Weights Inspector, George Donald in 1885.

Contributory elements include:

- a pair of parapeted and unpainted stuccoed brick shops and residences;
- rare unpainted stucco and early signs;
- double-hung sash windows;
- Italian Renaissance Revival application in a distinctive manner;
- unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers;
- the serlian motif applied in the bayed upper level window grouping, each opening possessing dog-toothing at the head and rebates, and brackets, at the reveals;
- paired brackets at the side walls support the heavy parapet cornice;
- iron City of Melbourne Corporation pattern street verandahs; and
- contribution as a major element in this valuable Victorian-era commercial streetscape, most shops possessing serlian upper level fenestration.

Shop fronts have been replaced; with parts of an Edwardian-era tiled shopfront at 295; unrelated signs and service added.

How is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant.

- Aesthetically, similar to 279-85 Victoria Street for the use of the distinctive serlian fenestration and parapet detailing, and mannered use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a significant Victorian-era streetscape (Criterion E); and
- Historically, a near original part of the commercial building stock minority in this dominantly residential locality; representative of a major growth period (Victorian-era) in West Melbourne; and closely linked with local market inspector, George Donald, who was a notable West Melbourne figure (Criterion A).

**Donald's shop and residence row, part 293-295 Victoria Street
295 Victoria Street, WEST MELBOURNE**



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1885
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for Inspector of Markets and a Weights Inspector, George Donald in 1885.

Contributory elements include:

- a pair of parapeted and unpainted stuccoed brick shops and residences;
- rare unpainted stucco and early signs;
- double-hung sash windows;
- Italian Renaissance Revival application in a distinctive manner;
- unusual arched parapet entablatures, astride balustraded parapets and flanked by orbs on piers;
- the serlian motif applied in the bayed upper level window grouping, each opening possessing dog-toothing at the head and rebates, and brackets, at the reveals;
- paired brackets at the side walls support the heavy parapet cornice;
- iron City of Melbourne Corporation pattern street verandahs; and
- contribution as a major element in this valuable Victorian-era commercial streetscape, most shops possessing serlian upper level fenestration.

Shop fronts have been replaced; with parts of an Edwardian-era tiled shopfront at 295; unrelated signs and service added.

How is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Donald's shop and residence row, 293-295 Victoria Street, is significant.

- Aesthetically, similar to 279-85 Victoria Street for the use of the distinctive serlian fenestration and parapet detailing, and mannered use of ornament, particularly at the parapet entablature and around openings; similarly it is near original, possessing verandah and unpainted upper stucco work and is a major part of a significant Victorian-era streetscape (Criterion E); and
- Historically, a near original part of the commercial building stock minority in this dominantly residential locality; representative of a major growth period (Victorian-era) in West Melbourne; and closely linked with local market inspector, George Donald, who was a notable West Melbourne figure (Criterion A).

John Stedeford's shop and residence row

297-307 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1882
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for investor John Stedeford in 1882.

Contributory elements include:

- an extensive two-storey Victorian-era stuccoed brick row (6);
- pitched main roofs behind the parapet;
- Italian Renaissance Revival styling;
- upper tripartite fenestration configured in a distinctive serlian manner, repeated in other Stedeford developments;
- simple parapet cornice stepped at every two shops;
- double-hung sash windows to the upper level;
- iron City of Melbourne Corporation pattern street verandahs stepped (every two shops) as the row descends the hill;
- timber shopfront with recessed entry at 307; and
- contribution as major part of a valuable Victorian-era commercial streetscape.

Integrity is good despite replacement of all shop fronts except 307 and missing parapet urns or orbs.

How is it significant?

John Stedeford's shop and residence row is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

John Stedeford's shop and residence row is significant.

- Aesthetically, as an extensive and near original shop row with a distinctive upper level fenestration pattern in common with other Stedeford shops in the block, thus greatly enhancing the streetscape; also picturesque stepping of the unusually complete street verandahs make this one of the more true to period shop rows in the metropolitan area (Criterion E); and
- Historically, as associated with John Stedeford whose other remarkable rows in Queensberry Street, North Melbourne and considerable property holdings across inner Melbourne mark him as a prolific developer of conservative, but competently designed architecture in the North and West Melbourne area; representative of a major growth period in West Melbourne (Criterion A).

Stedeford's shop and residence, part 313-315 Victoria Street

313 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1880
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for investor John Stedeford in 1880.

Contributory elements include:

- two level stuccoed shop and residence pair designed to appear as one;
- Italian Renaissance Revival styling with cemented cornice moulds, foliated blocks and brackets, and a raised arched entablature flanked by guilloche pattern balustrading;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof;
- double-hung sash windows on the upper level each set in three lights with a serpentine frieze on the mullions, expressing the serlian motif repeated among other Stedeford developments; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite replacement of shopfronts and missing parapet urns.

How is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street is significant.

- Historically, for the link with Stedeford, a prominent figure inner Melbourne also representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved Italian Renaissance Revival commercial example that is contributory to a significant Streetscape (Criterion E).

Stedeford's shop and residences, part 313-315 Victoria Street

315 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1880
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for investor John Stedeford in 1880.

Contributory elements include:

- two level stuccoed shop and residence pair designed to appear as one;
- Italian Renaissance Revival styling with cemented cornice moulds, foliated blocks and brackets, and a raised arched entablature flanked by guilloche pattern balustrading;
- face brick side and rear walls;
- pitched roof behind the parapet, with cemented and corniced chimneys;
- cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof;
- double-hung sash windows on the upper level each set in three lights with a serpentine frieze on the mullions, expressing the serlian motif repeated among other Stedeford developments; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite replacement of shopfronts and missing parapet urns.

How is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street, is significant historically and aesthetically to West Melbourne.

Why is it significant?

Stedeford's shop and residence pair, 313-315 Victoria Street is significant.

- Historically, for the link with Stedeford, a prominent figure inner Melbourne also representative of a major growth period in West Melbourne (Criterion A); and
- Aesthetically, a well-preserved Italian Renaissance Revival commercial example that is contributory to a significant streetscape (Criterion E).

Phillip Bevan's, later Conway's shops and residences

317-319 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shops & residences
Date(s):	1869
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built for engineer and ironmonger Philip Bevan in 1869 and later owned by Patrick Conway, a grocer and provisions dealer.

Contributory elements include:

- two-storey stuccoed brick shops and residences of a simple early Colonial Georgian design;
- cemented string mould with fluting;
- smooth rustication of the ground level stucco;
- dentilated cornice and architrave moulds, quoining at corners,
- a scrolled and gabled entablature, marking the important splayed corner entry of the building;
- Edwardian-era or later tiled shopfront plinths;
- a timber framed street verandah, with stepped corrugated iron clad skillion roof and stop-chamfered posts (once returning into Eades Place);
- early enamelled street signs on two elevations; and
- contribution as a major corner part of a valuable Victorian-era commercial streetscape.

All Victorian-era shop fronts have gone; the western and southern part of the street verandah have gone, the most westerly section having been altered and penetrated by traffic lights and a tramways pole. Unrelated signs, services and brackets have been added to the upper level façade.

How is it significant?

Phillip Bevan's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Phillip Bevan's shops and residences are significant.

- Aesthetically, as generally original, simply and successfully elevated corner shops and residences with part of an early and uncommon pre-Corporation timber verandah, also a major part of a significant Victorian-era streetscape (Criterion E); and
- Historically, 319 Victoria Street as a continuing and prominent corner grocery establishment owned by one family (Conway) for a considerable period and one of the earlier shops in Victoria Street; both shops being representative of the start of a major growth period (Victorian-era) in West Melbourne (Criterion A).

McGlone's shop and residence part Victoria Buildings, 343-345 Victoria Street

343 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1887
View of place:	2015

Statement of Significance

What is significant?

Shop and residence built for Police Constable, John McGlone in 1887 by Patrick Hughes.

Contributory elements include:

- two-level, stuccoed shop and residence;
- simple Italian Renaissance Revival styling with cemented cornice moulds, paired brackets, blocks, quoining and a raised arched entablature bearing the date '1887' on 343 and 'Victoria Buildings' on 345 flanked by piers and urns;
- originally face brick rear walls;
- pitched roof behind the parapet;
- arched double-hung sash windows on the upper level with moulded cemented architraves and bracketed sills; and
- contribution to a significant Victorian-era commercial streetscape.

Cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof has been removed from 343. The ground level has changed, side wall bricks rendered and there are rear additions. Rubble stone walling at the rear east side of 343 may be all that remains from the adjoining building, demolished.

How is it significant?

McGlone's shop and residence part Victoria Buildings is significant historically and aesthetically to West Melbourne.

Why is it significant?

McGlone's shop and residence part Victoria Buildings is significant.

- Historically, as representative of a major growth period in West Melbourne and linked with the police constable McGlone who prospered from property development (Criterion A); and
- Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape (Criterion E).

John Stedeford's shop and residence, part Victoria Buildings, 343-345 Victoria Street

345 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1883
View of place:	2015

Statement of Significance

What is significant?

Shop and residence built for investor John Stedeford in 1883.

Contributory elements include:

- two-level stuccoed shop and residence;
- simple Italian Renaissance Revival styling with cemented cornice moulds, paired brackets, blocks, quoining and a raised arched entablature bearing the name 'Victoria Buildings' flanked by piers and urns;
- originally face brick rear walls;
- pitched roof behind the parapet;
- arched double-hung sash windows on the upper level with moulded cemented architraves and bracketed sills;
- Cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof (reinstated);
- basement lights, trimmed by stone in wall and pavement; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level and missing parapet urns.

How is it significant?

John Stedeford's shop and residence, part Victoria Buildings is significant historically and aesthetically to West Melbourne.

Why is it significant?

John Stedeford's shop and residence, part Victoria Buildings is significant.

- Historically, as representative of a major growth period in West Melbourne and linked with the important inner Melbourne figure John Stedeford who prospered in West Melbourne (Criterion A); and
- Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins and dates also contributory to a significant streetscape (Criterion E).

Colonial Bank of Australasia (branch)

347 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1878, 1885
View of place:	2015

Statement of Significance

What is significant?

Erected as a shop and residence for Police Constable, John McGlone, in 1878, and renovated for the West Melbourne branch of the Colonial Bank of Australasia in 1885 to the design of George Jobbins..

Contributory elements include:

- two level stuccoed shop and residence;
- simple Italian Renaissance Revival styling with cemented cornice moulds, paired brackets, blocks, quoining and a raised arched entablature flanked by piers (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys;
- segmentally arched double-hung sash windows on the upper level with moulded cemented architraves and bracketed sills;
- Cast-iron framed City of Melbourne Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof (reinstated);
- basement lights in laneway;
- early but altered former Martin and McCarthy gabled brick saddlery workshop at rear; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, and painted bricks.

How is it significant?

Colonial Bank of Australasia, part Victoria Buildings is significant historically and aesthetically to West Melbourne.

Why is it significant?

Colonial Bank of Australasia, part Victoria Buildings is significant.

- Historically, as representative of a major growth period in West Melbourne and linked with early banking in West Melbourne (Criterion A); and
- Aesthetically, as a well-preserved Italian Renaissance Revival Victorian-era shop and residence that has been carefully integrated into a shop row with components of differing origins, and dates; the design of bank specialist architect, George Jobbins; also contributory to a significant streetscape (Criterion E).

Alexander Stewart's shops and residences, part 349-359 Victoria Street
349-351 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built in 1884 for plasterer, Alexander Stewart.

Early occupiers in the 1880s included:

- 349 Walter, N A fruiterer
- 351 Moss, Mrs Eva milliner
- 353 Burman, Frederick photographer
- 355 Ross, John tobacconist
- 357 Evans, E bootmaker
- 359 Malcolm, James hairdresser

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (Criterion A); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (Criterion E).

Alexander Stewart's shops and residences, part 349-359 Victoria Street 353 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built in 1884 for plasterer, Alexander Stewart.

Early occupiers in the 1880s included:

- 349 Walter, N A fruiterer
- 351 Moss, Mrs Eva milliner
- 353 Burman, Frederick photographer
- 355 Ross, John tobacconist
- 357 Evans, E bootmaker
- 359 Malcolm, James hairdresser

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (Criterion A); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (Criterion E).

W. B. Simpson's real estate office and residence

355 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1884, 1933 (rebuilt)
View of place:	2015

Statement of Significance

What is significant?

Part of a shop and residence row built in 1884 for plasterer, Alexander Stewart, with this shop converted for use by the Nigretta Investment Company Pty. Ltd. (W. B. Simpson's real estate) in 1933 as designed in the Jazz Moderne manner by Peck and Kemter.

Contributory elements include:

- two level face brick parapeted Jazz-Moderne style façade;
- stepped parapet with distinctive brick patterning across the façade, including herringbone, stacked and soldier coursing;
- the number 355 set on a cement plaque on the upper level;
- multi-pane glazing in steel frames set between brick piers with sheet steel spandrels in a proto-Modern manner; and
- originally part of the adjoining row, still possessing the scale and related fenestration as contributory to this significant commercial streetscape.

Integrity is good despite changed ground level but the changes are visually related.

How is it significant?

W B Simpson's real estate office and residence is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

W B Simpson's real estate office and residence is significant.

- Historically, as originally part of Alexander Stewart's long commercial row of 1882, but revised in a new Interwar style to serve the development surge in West Melbourne, as W. B. Simpson's real estate office (Criterion A); and
- Aesthetically, an early and innovatory use of this new architectural style, being among the first in Victoria and well-preserved, also the work of well known architects, Peck and Kemter and contributory to a significant commercial streetscape (Criterion E).

Cullen's shops and residences, part 349-359 Victoria Street

357 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built in 1884 for plasterer, Alexander Stewart.

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (Criterion A); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (Criterion E).

Cullen's shops and residences, part 349-359 Victoria Street

359 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Shop & residence
Date(s):	1884
View of place:	2015

Statement of Significance

What is significant?

Shop and residence row built in 1884 for plasterer, Alexander Stewart.

Contributory elements at 349-353, 357-359 Victoria Street include:

- two level stuccoed and parapeted shop and residence row;
- simple Italian Renaissance Revival styling with cemented cornice moulds, vermiculated blocks, simple pilasters and raised arched entablatures flanked by piers and scrolls (urns gone);
- originally face brick side and rear walls;
- pitched roof behind the parapet with cemented chimneys with cornices;
- segmentally arched double-hung sash windows on the upper level in a serlian configuration with moulded cemented architraves and floral friezes;
- Cast-iron framed Corporation pattern street verandah with Corinthian derived column order, panelled cast-iron frieze and brackets and convex corrugated iron clad roof; and
- contribution to a significant Victorian-era commercial streetscape.

Integrity is good despite changes to ground level, missing parapet urns, painted bricks, and added signs to the upper level.

How is it significant?

Alexander Stewart's shops and residences are significant historically and aesthetically to West Melbourne.

Why is it significant?

Alexander Stewart's shops and residences are significant.

- Historically, as representative of a major growth period in West Melbourne and linked with a successful builder entrepreneur in West Melbourne, Alexander Stewart (Criterion A); and
- Aesthetically, as a well-preserved and extensive Italian Renaissance Revival Victorian-era shop and residence row with detailing that is very expressive of North and West Melbourne commercial row design, also contributory to a significant streetscape (Criterion E).

Three Crowns Hotel

361-365 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1868, 1878, 1886
View of place:	2015

Statement of Significance

What is significant?

Three Crowns Hotel built for Frederick Stone (presumably the wing facing King Street) in 1868 and enlarged and improved in 1886 for Charles Straker to a design by celebrated architect, William Pitt.

Contributory elements include:

- Two, two-storeyed parapeted stuccoed brick wings, one facing Victoria Street, the other earlier wing facing King Street.
- Both wings ornamented by William Pitt in 1886-7, the King street wing being from c1868;
- Italian Renaissance Revival but simply elevated with a central, gabled parapet entablature and upper level decorated fenestration, shared in character by the more ornate Victoria Street wing;
- bracketed flat pediments and swagged friezes beneath;
- cornice and string moulds delineating the horizontals and quoins terminate them as verticals:.

Victoria Street wing:

- Italian Renaissance Revival and highly decorated, typical of Pitt's work;
- traditional entry at splayed-corner, with pediment over;
- foliated impost moulds,
- guilloche pattern string-moulds;
- gabled pediments with acroteria over doorways,
- barrel-top cemented chimneys;
- cemented cartouche of crossed swords and three crowns, illustrating the hotel's name in a facade panel and on window glass;
- salt-and-pepper dado tiles with a distinctive three crowns motif (Interwar but significant in their own right); and
- contribution as a major and the earliest part of a notable Victorian-era commercial streetscape.

Ground level openings on the King Street wing have been altered or blocked; parapet urns or orbs have been removed from the parapet piers on the Victoria Street wing, and various signs attached. Integrity is good despite these changes.

How is it significant?

Three Crowns Hotel is significant historically, socially and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Three Crowns Hotel is significant.

- Aesthetically, (Victoria Street) as a near original, richly and successfully decorated Italian Renaissance Revival design by a renowned practitioner of the style, William Pitt, potentially as applied to an old form; the King Street wing as a recognisably early hotel design as enriched in the 1880s; also a major streetscape element, terminating the significant Victorian-era commercial area in Victoria Street west (Criterion E); and
- Historically and socially, the earliest commercial building in the two Victoria Street commercial blocks, between Howard and King Streets, and evocative of the typical 19th century corner hotel form; closely associated with the hotelier and caterer, Charles D Straker who was active in the local area as the caterer of choice for local and regional associations (Criterion A).

Drummond house

431 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1926
View of place:	2015

Statement of Significance

What is significant?

House built for labourer, Donald and his wife Ruth Drummond in 1926, by D. Kinnane, on the site of the Melbourne Benevolent Asylum of 1851.

Contributory elements include:

- single storey red brick Californian Bungalow style house, showing transition from the Federation Bungalow form;
- broad gabled main roof, with Old English trussing in the gable end;
- unglazed terra-cotta Marseilles pattern roof tiles to main roof, with terra-cotta finials and cappings;
- red brick chimneys with soldier course tops;
- timber framed porch-style verandah with capped brick piers and swagged balustrading;
- bowed casement lead-light window group, with top lights;
- two-panel boarded door with glazed top panel;
- refurbished wire front fence based on original; and
- contribution as a key element in an important, largely Edwardian-era precinct that, because of its distinctive style and period, symbolises the former Benevolent Asylum site.

How is it significant?

The Drummond house is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Drummond house is significant.

- Historically, being symbolic of the former Benevolent Asylum location in West Melbourne and, at the time of its construction, part of a model government subdivision sold here from 1913 mainly to the working classes (Criterion A); and
- Aesthetically, a well-preserved Californian Bungalow style house as adapted to a narrow inner Melbourne block, and contributory to a largely Edwardian-era and Interwar streetscape (Criterion E).

Ogden's house

441 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1918
View of place:	2015

Statement of Significance

What is significant?

House built for tanner, Thomas William Ogden and wife Charlotte in 1918, on the site of the Melbourne Benevolent Asylum of 1851.

Contributory elements include:

- single storey red brick Federation Bungalow style house;
- asymmetrical floor plan but with central passage;
- hipped main roof and gabled bay roof, with textured stucco in the gable end;
- originally unglazed terra-cotta Marseilles pattern roof tiles to main roof, with terra-cotta finials and cappings;
- stucco banding in brickwork at dado height;
- stuccoed brick chimneys with cemented caps;
- timber framed verandah with distinctive fretted and slatted friezes;
- boxed and bowed casement lead-light window groups with top lights and the window bay with domed sheet metal roof;
- door with top and side lights; and
- contribution as a key element in an important, largely Edwardian-era precinct that, because of its distinctive style and period, symbolises the former Benevolent Asylum site.

Integrity is good despite the addition of an unrelated Victorian-era reproduction picket fence.

How is it significant?

The Ogden's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

The Ogden's house is significant.

- Historically, being symbolic of the former Benevolent Asylum location in West Melbourne and, at the time of its construction, part of a model government subdivision sold here from 1913 mainly to the working classes (Criterion A); and
- Aesthetically, a well-preserved Federation Bungalow style house and contributory to a largely Edwardian-era and Interwar streetscape (Criterion E).

Thomas Swanson's house, later Alder's house

465 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1859
View of place:	2015

Statement of Significance

What is significant?

Thomas Swanson's house built in 1859 with three rooms and two attics.

Contributory elements include:

- single-fronted Colonial Georgian style, coursed basalt rubble cottage;
- tuck-pointed stonework with quarry-faced quoining at openings;
- slate clad gabled roof with stone chimney, with carved cornice and pointing;
- double-hung sash windows;
- doorway with toplight with the date 1859 on the glass; and
- contribution to an early group of stone houses, 457-467 Victoria Street, all from the 1860-1870s, which share siting characteristics, scale and details.

How is it significant?

Thomas Swanson's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

Thomas Swanson's house is significant.

- Aesthetically, a well-preserved and early Colonial Georgian style house in West Melbourne that has been constructed of basalt which is a relatively uncommon wall material in the metropolis but closely linked with the availability of the stone in nearby Moonee Ponds Creek and Footscray; also a key part of an early Victorian-era residential streetscape (Criterion E); and
- Historically, the house was owner-occupied for long periods, first by Thomas Swanson, a customs officer and allied with the renowned local builder family of Swanson and then by Henry Alder, who was linked closely with the railways, a major nearby industry, also the birth home of Henry Hall Alder who was recognised at his death as one of Melbourne's best known recitalists, linked with St James Old Cathedral, and for a time a West Melbourne music teacher (Criterion A).

George Swanson's house

467 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1868
View of place:	2015

Statement of Significance

What is significant?

George Swanson's house built in 1868.

Contributory elements include:

- a hipped roof, two-storey quarry face, basalt masonry house;
- corrugated iron clad roof;
- quoining at openings;
- double-hung sash windows;
- central doorway with top light on upper level, set to side on ground level; and
- contribution to an early group of houses, 457-467 Victoria Street from the 1860-70s, which share siting characteristics, scale and details and one of three adjoining stone houses.

Integrity is fair with a new brick parapet to the east side and new fence; the verandah has been added and rebuilt. However, the antiquity of the house and its stone construction is the dominant aspect of its significance.

How is it significant?

George Swanson house is significant historically and aesthetically to West Melbourne.

Why is it significant?

George Swanson's house is significant.

- Aesthetically, an altered Colonial Georgian style house in West Melbourne but constructed of basalt which is a relatively uncommon wall material in the metropolis and closely linked with the availability of the stone in nearby Moonee Ponds Creek and Footscray; also contributory part of early residential streetscape (Criterion E); and
- Historically, the house was owner-occupied for long periods by George Swanson, of the renowned local builder family of Swanson; representative of the beginning of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Romolo or Bagley house

469 Victoria Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1860
View of place:	2015

Statement of Significance

What is significant?

John Christopher Bagley's house built by J. McElreavy in 1860.

Contributory elements include:

- a hipped roof, two-storey quarry face, basalt masonry house;
- stone chimneys with terra-cotta pots;
- corner siting at Lothian Street;
- corrugated iron clad roof set behind a parapet with the word 'Romolo' set in a central panel;
- quoining at openings;
- altered verandah set between stone wing walls;
- double-hung sash windows, with six-pane sashes;
- doorway with top light on ground level; and
- contribution to an early group of houses, 457-467 Victoria Street from the 1860-70s, which share siting characteristics, scale and details and one of three adjoining stone houses.

The 1895 MMBW detail plan shows a verandah which has since been altered and rebuilt. There is a new fence and the stone painted over. However, the antiquity of the house and its stone construction is the dominant aspect of its significance.

How is it significant?

Romolo or Bagley house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Romolo or Bagley house is significant.

- Aesthetically, an altered Colonial Georgian style house, but constructed of basalt which is a relatively uncommon wall material in the metropolis and closely linked with the availability of the stone in nearby Moonee Ponds Creek and Footscray, also key part of early Victorian-era residential streetscape (Criterion E); and
- Historically, the house was owner-occupied for long periods by J. C. Bagley, a man closely linked with the early history of St. Mary's Church of England, Hotham (North Melbourne); and representative of the beginning of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Browne's houses, part 23-25 Walsh Street

23 Walsh Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1892
View of place:	2015

Statement of Significance

What is significant?

Row houses designed by architect W. H. Cleverdon for ironmonger, Robert S Browne, and built in 1892 by W. Brown.

Contributory elements include:

- plain two storey parapeted Italian Renaissance Revival stuccoed row house pair on corner site;
- cemented cornice, string and label moulds;
- originally face brick side and rear walls;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys;
- uncommon arcaded verandah with Corinthian derived cast-iron column order and roundels in the spandrels;
- double-hung sash windows with voussoir shape cemented moulding over side elevation openings;
- four-panel entry door and toplight, four-panel entry side door with side and toplight (see Milton Street);
- cast-iron palisade front fence integral with arcade, on dressed stone footings; and
- contribution to a minor Victorian-era streetscape in Milton Street.

Integrity is good despite the window wall added to the ground level of 23 (potential to restore using 25 as basis). There have been possible changes to the Milton Street side elevation and bricks painted over. The significance of the house pair relies on the arcading and this has not been affected by these reversible changes.

How is it significant?

Browne's houses, 23-25 Walsh Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Browne's houses, 23-25 Walsh Street, are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne also for the link with successful ironmonger, Robert Browne, and local identity John Stedeford (Criterion A); and
- Aesthetically, for the distinctive arcaded verandah also as a custom design by Melbourne architect William Cleverdon (Criterion E).

Browne's houses, part 23-25 Walsh Street

25 Walsh Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1892
View of place:	2015

Statement of Significance

What is significant?

Row houses designed by architect W. H. Cleverdon for ironmonger, Robert S Browne and built in 1892 by W. Brown.

Contributory elements include:

- plain two storey parapeted Italian Renaissance Revival stuccoed row house pair on corner site;
- cemented cornice, string and label moulds;
- originally face brick side and rear walls;
- pitched roof behind the parapet clad with corrugated iron, with cemented and corniced chimneys;
- uncommon arcaded verandah with Corinthian derived cast-iron column order and roundels in the spandrels;
- double-hung sash windows with voussoir shape cemented moulding over side elevation openings;
- four-panel entry door and toplight, four-panel entry side door with side and toplight (see Milton Street);
- cast-iron palisade front fence integral with arcade, on dressed stone footings; and
- contribution to a minor Victorian-era streetscape in Milton Street.

Integrity is good despite the window wall added to the ground level of 23 (potential to restore using 25 as basis). There have been possible changes to the Milton Street side elevation and bricks painted over. The significance of the house pair relies on the arcading and this has not been affected by these reversible changes.

How is it significant?

Browne's houses, 23-25 Walsh Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Browne's houses, 23-25 Walsh Street, are significant.

- Historically, as representative of a major growth period (Victorian-era) in West Melbourne also for the link with successful ironmonger, Robert Browne, and local identity John Stedeford (Criterion A); and
- Aesthetically, for the distinctive arcaded verandah also as a custom design by Melbourne architect William Cleverdon (Criterion E).

James Noonan's house, also Cameron House

54-56 Walsh Street, WEST MELBOURNE



New grading system:	Significant
Place type:	House
Date(s):	1870
View of place:	2015

Statement of Significance

What is significant?

Contractor, James Noonan's house built by James H. Sutherland in 1870.

Contributory elements include:

- asymmetrically planned and double-fronted Italian Villa style house of stuccoed brick with distinctive details and form;
- an arched entry porch with cemented impost and architrave detailing and keystone;
- gabled and hipped iron-clad roof;
- parapeted side walls with foliated brackets and blocks;
- architraved openings, double-hung sash windows;
- unusual details that include the Romanesque inspired fretted pendant eaves valence, an unusual corbelled eaves supported from the projecting window bay and a pentangular panel above the bay;
- panelled and corniced chimney shafts; and
- contribution as one of a varied group of Victorian-era houses in Walsh Street, intermixed with new development (62, 46-8, 42 Walsh Street).

Integrity is good despite the replacement of the gable finial and front fence, the painting of the basalt footings, the altered front door, and tiling of the front yard.

How is it significant?

James Noonan's house is significant historically and aesthetically to West Melbourne and the City of Melbourne.

Why is it significant?

James Noonan's house is significant.

- Aesthetically, as a well-preserved Italian villa with a highly unusual and distinctive combination of elements and details and from an early date (Criterion E); and
- Historically, associated primarily with Noonan, the West Melbourne builder-developer, who died a successful businessman while also being prominent in the North and West Melbourne community; and representative of a major growth period in West Melbourne (Criterion A).

Wickham's house, later Oakey's house

62 Walsh Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1865, 1871, 1888
View of place:	2015

Statement of Significance

What is significant?

Carter, John Wickham's house, initially of two rooms in 1865, then four rooms and later a six room brick house (enlarged 1871 and 1888).

Contributory elements include:

- a two-storey stuccoed brick and parapeted row house;
- cemented ornament including a gabled entablature, with scrolls, a cornice mould and former cornice, now the string-mould, of the first single storey stage of building;
- notable cast-iron balustrading to bracketed balconettes on the upper openings;
- double-hung sash windows;
- one level timber, corrugated iron clad verandah; and
- contribution as one of a varied group of Victorian-era houses in Walsh Street, intermixed with new development (62, 46-8, 42 Walsh Street).

Integrity is fair despite the verandah having been rebuilt, a missing valence, replacement of the door and an iron picket fence added.

How is it significant?

Wickham's, later Oakey's house is significant historically and aesthetically to West Melbourne.

Why is it significant?

Wickham's, later Oakey's house is significant.

- Aesthetically, generally original to 1888 with fine and rare details such as the iron railings and balconettes (Criterion E); and
- Historically, the house evokes two major construction stages and has links with typical occupations associated with West Melbourne, but is also linked with Wilmot Oakey who was locally prominent; also representative of the beginning and end of a major growth period (Victorian-era) in West Melbourne (Criterion A).

Flagstaff Gardens

309-311 William Street, WEST MELBOURNE



New grading system: Significant

Place type: House

Date(s): Unknown

View of place: 2015

Statement of Significance

Victorian Heritage Register Statement of Significance

Victorian Heritage Register number: H2041

What is significant?

Flagstaff Hill including the Flagstaff Gardens occupies an elevated position to the north west of Melbourne's CBD. Consisting of 7.7 hectares, it was originally called Burial Hill by the European settlers and was used as Melbourne's first burial ground in the 1830s. Later used as a signal station between 1840 and 1857, and then as a magnetic and meteorological observatory under Professor Georg von Neumayer between 1857 and 1862, the hill is a significant archaeological site. In 1862 the site was established as a public garden. Designed in an informal gardenesque style by the Deputy Surveyor General Clement Hodgkinson in 1865, and later redesigned by John Guilfoyle in the 1890s, the garden contained numerous trees of scientific and aesthetic importance, many of which remain today. The current appearance of the gardens reflects changes made between the 1890s and the 1920s although the original pathways are still evident as are several of the original tree plantings. Although the character of the gardens has changed since the 1860s, the current appearance reflects a diverse cultural landscape that is rich in horticultural, historic and social meaning.

How is it significant?

Flagstaff Gardens and Flagstaff Hill are of aesthetic, archaeological, historical, scientific (horticultural) and social significance to the State of Victoria

Why is it significant?

Flagstaff Hill is of historic and scientific importance. Between 1836 and 1837, it was the site of Melbourne's first burial ground. Seven burials took place there and as there is no evidence that the bodies were exhumed the site probably has archaeological potential. Between 1840 and 1857 the site was used as a signal station with flagstaff. It was used to communicate with a similar station at Point Gellibrand at Williamstown. Flags flown from the flagstaff indicated shipping arrivals in the Bay and shipping lists were posted on a bulletin board near the station building. Accordingly the hill was a regular gathering place for Melburnians of all classes. The flagstaff and signal station became redundant following the introduction of the telegraph, however the site was then used as a meteorological and magnetic observatory between 1857 and 1862. Established under the supervision of Bavarian scientist Georg von Neumayer, the observatory played a significant part in the development of scientific knowledge in the colony. The footings of the signal station and the observatory buildings probably still exist and would be a significant archaeological deposit.

The Flagstaff Gardens is of scientific (horticultural) and aesthetic significance. Established as a public garden in 1862, the Flagstaff Gardens was designed in the gardenesque style in 1865 by Assistant Commissioner for Crown Lands and Survey, INCORPORATED DOCUMENTS - CLAUSE 72.04 - SCHEDULE

Clement Hodgkinson. Unlike the Fitzroy Gardens, also designed by Hodgkinson, the Flagstaff Gardens was a more informal style. Its path layout was determined in part by the site's topography but also by the location of the Victoria Market in the north-east corner. Some of the original 1860s path layout remains but the current layout reflects changes made between the 1890s and the 1920s. The central path from the main entrance in William Street to the crown of the Flagstaff Hill has disappeared but most of the path that originally crossed the gardens from the corner of King and Latrobe Streets towards the Victoria Market still exists. None of the original statues exist but there is a sundial from the nineteenth century, albeit whose base was reconstructed in 1947, and a sculpture, The Court Favourite, from the 1930s.

There are many fine individual specimens of trees in the gardens including a Holm Oak (*Quercus ilex*), located on the south side of the William Street entrance, from the first stage of planting in the nineteenth century and which is amongst the largest of the species known in Victoria. There are also significant specimens from the twentieth century including a Maidenhair tree (*Ginkgo biloba*) and a Chinese Parasol tree (*Firmiana simplex*). The *Ginkgo biloba* is one of the State's finest and largest, and is growing in a prominent position in the garden of the caretakers cottage. The only larger and older *Ginkgo biloba* in Victoria is in the Geelong Botanic Gardens, which was planted in 1859. The *Firmiana simplex* is rare in Victoria and this tree is also the largest known in the State. As well there are a variety of significant specimen trees including elms, oaks, Moreton bay figs, Canary Island pines and River Red Gums. The *Corynocarpus laevigatus* is uncommon in Victoria and this tree is the largest known specimen in the State. The two Italian cypresses (*Cupressus sempervirens*) have important landscape and historical significance due to their association with Melbourne's first cemetery. These trees were commonly planted in cemeteries due to their symbolism.

The Flagstaff Gardens is of landscape and horticultural significance due to the avenues of elms (*Ulmus procera* and *U. x hollandica*) lining the pathways through the Gardens and elm rows along the north, north east and southern perimeter of the gardens. The elms are common landscape element in all of Melbourne's nineteenth century gardens and boulevards. The trees are numerous and have grown to a large size and are an important feature of the urban character and provide outstanding autumn colour. Melbourne now has some of the finest European elms in the world and these are of increasing international significance as Dutch Elm Disease has killed most of these species in the northern hemisphere. The deciduous elms, poplars and English oaks contrast dramatically with the evergreen conifers, eucalypts, Moreton Bay Figs and palms to provide an outstanding landscape. The two *Eucalyptus cladocalyx* (Sugar Gum) in the north eastern corner have grown to a great size and are an important landmark in the landscape.

Flagstaff Hill also has social significance as place of recreation and celebration. The existence of the various monuments on the crest of the hill reflects the importance of the site in the popular imagination. In addition, the hill was a natural gathering place in the early years of European settlement because of the views it offered over the Bay. Furthermore, with separation from New South Wales in 1850, the hill was a focus of celebrations with bonfires being lit and other festivities taking place there. In 1950 a monument was built to commemorate these original celebrations.

The Flagstaff Gardens has been the less respectable component in the city's collection of public parks. Accordingly its social significance is different from the Carlton, Fitzroy or Treasury Gardens. In the 1930s it was observed that if the Fitzroy Gardens was the city's drawing room then Flagstaff Gardens was its kitchen. Earlier in the century it was also perceived to be the most notorious of the public parks as a site for illicit activities. This informality and diversity of public behaviour has distinguished it from other city gardens and also is an important part of its character today. The bowling club, playground and tennis courts contribute to its continuing recreational and informal character. To an extent its character has also been defined by its position on the west side of the city close to the Victoria Market, working class residential areas, industry and Yarra wharves.

- See more at: <http://vhd.heritagecouncil.vic.gov.au/places/1841#statement-significance>

Royal Standard Hotel

333-337 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Hotel
Date(s):	1865-
View of place:	2015

Statement of Significance

What is significant?

Royal Standard Hotel and associated shop built for the Crown Grantee of the allotment, William Hill, from 1865.

Contributory elements include:

- a two-storeyed stuccoed brick hotel and former shop;
- simple but elegant Italian Renaissance Revival façade;
- a corniced parapet;
- flat window pediments and smooth rustication to the lower level and as quoins;
- quarry faced stone plinth;
- stone-bordered cellar entry door in footpath;
- double-hung sash windows with cemented architraves; and
- contribution as a traditional Victorian-era corner element, and for relationship with 343-9 William Street, a similarly simply elevated row, and the companion house row at the rear in Milton Street.

Integrity is good despite changes to ground level openings, with replacement or closing in of doors; painting of some of the stonework, added signs, and unrelated brick additions at the rear.

How is it significant?

The Royal Standard Hotel is significant historically, socially and aesthetically to West Melbourne.

Why is it significant?

Royal Standard Hotel is significant.

- Aesthetically, an early, symmetrical and successful Italian Renaissance Revival façade in the palazzo manner, similar to the commercial style used by architects Terry and Oakden, and a key streetscape element in the North and West Melbourne precinct (Criterion E); and
- Historically and socially, as a hotel and meeting place, the social centre of the locality, being typically corner-sited and part of a comprehensive development by William Hill of his Crown Grant that, with his houses at 24-28 Milton Street, remains relatively unchanged (Criteria A, G).

Row house, part 343, 345-349 William Street

343 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5.

Contributory elements include:

- two-storeyed face brick and stuccoed house row of three in a Colonial Georgian style, and one attached house (343);
- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
- lower level iron decorated verandah with concave roof (345-9), simple iron brackets and fringing as early form of verandah decoration;
- iron picket fences (345-9);
- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
- cemented chimney shafts with panelling; and
- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape (Criterion E); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne (Criterion A).

Row house, part 343, 345-349 William Street

345 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5.

Contributory elements include:

- two-storeyed face brick and stuccoed house row of three in a Colonial Georgian style, and one attached house (343);
- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
- lower level iron decorated verandah with concave roof (345-9), simple iron brackets and fringing as early form of verandah decoration;
- iron picket fences (345-9);
- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
- cemented chimney shafts with panelling; and
- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape (Criterion E); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne (Criterion A).

Row house, part 343, 345-349 William Street

347 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5.

Contributory elements include:

- two-storeyed face brick and stuccoed house row of three in a Colonial Georgian style, and one attached house (343);
- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
- lower level iron decorated verandah with concave roof (345-9), simple iron brackets and fringing as early form of verandah decoration;
- iron picket fences (345-9);
- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
- cemented chimney shafts with panelling; and
- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape (Criterion E); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne (Criterion A).

Row house, part 343, 345-349 William Street

349 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1864-5
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Crown Grantee and iron-worker, Matthew Sparey, in 1864-5.

Contributory elements include:

- two-storeyed face brick and stuccoed house row of three in a Colonial Georgian style, and one attached house (343);
- pointed brown body brickwork and red rubbed voussoirs;
- parapeted roof line with moulded cornice and cemented string moulds;
- lower level iron decorated verandah with concave roof (345-9), simple iron brackets and fringing as early form of verandah decoration;
- iron picket fences (345-9);
- symmetrical fenestration, double-hung sash windows;
- arched ground level openings;
- four-panel doors with toplights;
- cemented chimney shafts with panelling; and
- the row's relationship with the Royal Standard at 333-337 William Street, and the house rows at the rear of the hotel in Milton Street.

The brickwork of 343 has been painted, the verandah rebuilt, and its iron fence replaced but otherwise the integrity is good.

How is it significant?

Row houses, 343, 345-349 William Street, are significant historically and aesthetically to West Melbourne.

Why is it significant?

Row houses, 343, 345-349 William Street are significant.

- Aesthetically, as in a well-proportioned, recognisable early Colonial Georgian row house form, with simple detailing and fine brickwork. Also as early face brick buildings in West Melbourne, and contributory to a Victorian-era streetscape (Criterion E); and
- Historically, for the long ownership by the original Crown Grantee, Sparey, which is unusual in West Melbourne (Criterion A).

Cellular Clothing Company Ltd. works

351-353 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Factory
Date(s):	1939
View of place:	2015

Statement of Significance

What is significant?

Moderne style factory designed for Cellular Clothing Company Ltd. by noted Modernist architect, Rhys E. Hopkins, and erected under his supervision by Rispin Bros in 1939.

Contributory elements include:

- Moderne style format of strong horizontal elements butting on a vertical feature (stair);
- parapeted geometric form;
- sawtooth roof;
- cream façade brickwork (bricks painted over); and
- contribution to a modernist Interwar industrial group in this locality.

Glazing replaced with reflective glass, bricks painted over.

How is it significant?

Cellular Clothing Company Ltd. works are significant historically and aesthetically to West Melbourne.

Why is it significant?

Cellular Clothing Company Ltd. works are significant.

- Historically, as a highly publicised project when completed and seen as the epitome of rising inner Melbourne industries, as aided by import restrictions during the lead-up to the Second World War, and the tariff protection afforded by the Australian Government to foster manufacturing independence in uncertain times, also the products made here were seen as one of the new types of industry to be encouraged in Victoria (Criterion A); and
- Aesthetically, as a well-preserved factory design from noted Modernist architect and academic, Rhys E. Hopkins, and erected under his supervision by Rispin Bros. with Cyril Hudspeth as the structural engineer who were all well known names in the building industry, also as a contributory part of an Interwar industrial group at this corner and opposite in Howard Street, West Melbourne (Criterion E).

Canary Island pines (x2 `Pinus canariensis'), Howard Street and William Street Reserve

383-389 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Trees
Date(s):	1900-1918
View of place:	2015

Statement of Significance

What is significant?

Mature surviving trees are an indication of planting styles of the Victorian and Edwardian-eras before a more varied palette of tree selection was pursued post World War One.

Contributory elements include:

- Mature Canary Island pines (x2 `Pinus canariensis'), Howard Street and William Street Reserve (-37.806391, 144.953764; -37.806575, 144.953729); and
- land within five metres of the root balls.

How is it significant?

The Canary Island pines are significant historically and for their rarity in West Melbourne.

Why is it significant?

The Canary Island pines are significant.

- Historically, as an indication of tree planting and selection in the post Victorian-era, with the goal of beautification of reserves and creation of shade (Criterion A); and
- Rarity, as some of the few remaining examples from a large number of mature reserve and street trees that once existed at West Melbourne (Criterion B).

State Rivers and Water Supply Research and Testing Laboratories

420-424 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Offices
Date(s):	1935-1941
View of place:	2015

Statement of Significance

What is significant?

State Rivers and Water Supply Research and Testing Laboratories built in the late 1930s using a Modernistic design attributed to Percy Everett, Chief Architect of the Public Works Department.

Contributory elements include:

- three level red brick building on a corner site;
- Modernistic design as a combination of horizontal and vertical elements delineated with cement mouldings, enhanced by the corner site;
- distinctive entry element with H-form cement work over the doorway, bifurcated by a brick pier with cement plaque above;
- cement window hoods as horizontal elements that return around the corner; and
- punched windows as square or rectangular openings with cement architraves.

Integrity is good despite replacement of window joinery.

How is it significant?

State Rivers and Water Supply Research and Testing Laboratories is significant historically and aesthetically to West Melbourne.

Why is it significant?

State Rivers and Water Supply Research and Testing Laboratories is significant.

- Historically, as purpose built for this once influential government body that has since been disbanded (Criterion A); and
- Aesthetically, as a successful and well-preserved Modernistic design attributed to the noted Government Chief Architect, Percy Everett (Criterion E).

Zeplin's house

436 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1861
View of place:	2015

Statement of Significance

What is significant?

Musician George Zeplin's house, built by T. Mahoney in 1861.

Contributory elements include:

- a two-storey, stuccoed brick house
- early transverse gable roof form with eaves gutter and side parapets;
- face brick side and rear walls;
- a single level concave roof verandah, with rare panelled cast-iron and timber, slatted balustrade;
- double-hung sash windows; and
- contribution as one of a generally homogenous and old Victorian-era streetscape, including 446-448, 456, 458 and 470-476 William Street.

How is it significant?

Zeplin's house is significant historically and aesthetically to West Melbourne and historically to the City of Melbourne.

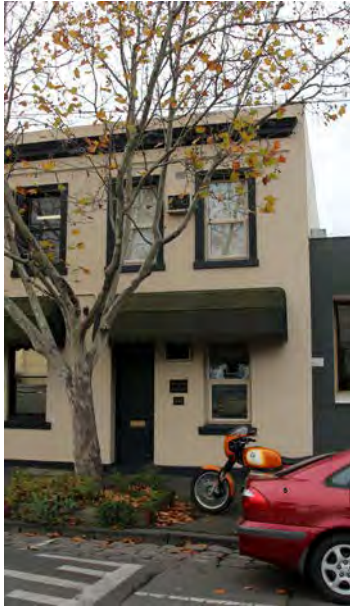
Why is it significant?

Zeplin's house is significant.

- Aesthetically, a recognisably early and relatively uncommon form of house with significant details such as the timber balustrade, also part of an early Victorian-era residential streetscape (Criterion E); and
- Historically, associated with the locally renowned Zeplin musician family, who obtained prominence in the Colonial Melbourne music world as pioneers in variety and ensemble performances (Criterion A).

Howat's row houses, part 446-450 William Street

446 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

Builder, David Howat's row houses built, as an investment, in 1873.

Contributory elements include:

- two-level stuccoed brick and parapeted row of three houses;
- classically inspired facades;
- architraved upper windows;
- parapet cornices;
- siting hard on street; and
- contribution to an early Victorian-era residential precinct.

Blinds have been attached to the facades and the stucco refurbished but otherwise the integrity is good.

How is it significant?

Howat's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Howat's row houses are significant.

- Aesthetically, typical of the simple, stuccoed elevations of the early Victorian-era and a contributory part of a similarly aged Victorian-era streetscape (Criterion E); and
- Historically, long associated with the Howat family, David, as a builder-owner who eventually owned most of this streetscape, and a developer of other properties in the North and West Melbourne area, and William Howat who was closely linked with the wealthy Clarke pastoralist family (Criterion A).

Howat's row houses, part 446-450 William Street

448 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

Builder, David Howat's row houses built, as an investment, in 1873.

Contributory elements include:

- two-level stuccoed brick and parapeted row of three houses;
- classically inspired facades;
- architraved upper windows;
- parapet cornices;
- siting hard on street; and
- contribution to an early Victorian-era residential precinct.

Blinds have been attached to the facades and the stucco refurbished but otherwise the integrity is good.

How is it significant?

Howat's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Howat's row houses are significant.

- Aesthetically, typical of the simple, stuccoed elevations of the early Victorian-era and a contributory part of a similarly aged Victorian-era streetscape (Criterion E); and
- Historically, long associated with the Howat family, David, as a builder-owner who eventually owned most of this streetscape, and a developer of other properties in the North and West Melbourne area, and William Howat who was closely linked with the wealthy Clarke pastoralist family (Criterion A).

Howat's row houses, part 446-450 William Street

450 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1873
View of place:	2015

Statement of Significance

What is significant?

Builder, David Howat's row houses built, as an investment, in 1873.

Contributory elements include:

- two-level stuccoed brick and parapeted row of three houses;
- classically inspired facades;
- architraved upper windows;
- parapet cornices;
- siting hard on street; and
- contribution to an early Victorian-era residential precinct

Blinds have been attached to the facades and the stucco refurbished but otherwise the integrity is good.

How is it significant?

Howat's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Howat's row houses are significant.

- Aesthetically, typical of the simple, stuccoed elevations of the early Victorian-era and a contributory part of a similarly aged Victorian-era streetscape (Criterion E); and
- Historically, long associated with the Howat family, David, as a builder-owner who eventually owned most of this streetscape, and a developer of other properties in the North and West Melbourne area, and William Howat who was closely linked with the wealthy Clarke pastoralist family (Criterion A).

Glance's row houses part 470-476 William Street

470 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1878-1883
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Isaac Glance by Morris and Parker in 1878.

Contributory elements include:

- two storey parapeted stuccoed house row set close to the street and corner site to a lane;
- Italian Renaissance Revival styling, ornate for the construction date;
- cemented cornice moulds, vermiculated and foliated blocks and brackets with a raised arched entablatures flanked by piers and scrolls;
- originally face brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with panelled cast-iron friezes and finished brackets also guilloche pattern balustrading;
- tiled verandah floors;
- double-hung sash windows;
- four-panel entry door and toplights;
- cast-iron palisade front fences and gate on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Glance's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Glance's row houses are significant.

- Historically, as a good representatives of a major growth period in West Melbourne and linked with the Glance family who were active in the North and West Melbourne community (Criterion A); and
- Aesthetically, well-preserved and good examples of Italian Renaissance Revival row houses, also contributory to a Victorian-era streetscape (Criterion E).

Glance's row houses part 470-476 William Street

472 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1878-1883
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Isaac Glance by Morris and Parker in 1878.

Contributory elements include:

- two storey parapeted stuccoed house row set close to the street and corner site to a lane;
- Italian Renaissance Revival styling, ornate for the construction date;
- cemented cornice moulds, vermiculated and foliated blocks and brackets with a raised arched entablatures flanked by piers and scrolls;
- originally face brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with panelled cast-iron friezes and finished brackets also guilloche pattern balustrading;
- tiled verandah floors;
- double-hung sash windows;
- four-panel entry door and toplights;
- cast-iron palisade front fences and gate on dressed stone footings; and
- contribution to valuable Victorian-era streetscape.

How is it significant?

Glance's row houses are significant historically and aesthetically to West Melbourne.

Why is it significant?

Glance's row houses are significant.

- Historically, as a good representatives of a major growth period in West Melbourne and linked with the Glance family who were active in the North and West Melbourne community (Criterion A); and
- Aesthetically, well-preserved and good examples of Italian Renaissance Revival row houses, also contributory to a Victorian-era streetscape (Criterion E).

Glance's row houses part 470-476 William Street

474-476 William Street, WEST MELBOURNE



New grading system:	Significant
Place type:	Row house
Date(s):	1878-1883
View of place:	2015

Statement of Significance

What is significant?

Row houses built for Isaac Glance by Morris and Parker in 1878.

Contributory elements include:

- two storey parapeted stuccoed house row set close to the street and corner site to a lane;
- Italian Renaissance Revival styling, ornate for the construction date;
- cemented cornice moulds, vermiculated and foliated blocks and brackets with a raised arched entablatures flanked by piers and scrolls;
- originally face brick side and rear walls;
- pitched roofs behind the parapet, with cemented and corniced chimneys;
- two storey cast-iron verandahs with panelled cast-iron friezes and finished brackets also guilloche pattern balustrading;
- tiled verandah floors;
- double-hung sash windows;
- four-panel entry door and toplights;
- cast-iron palisade front fences and gate on dressed stone footings; and
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- Aesthetically, well-preserved and good examples of Italian Renaissance Revival row houses, also contributory to a Victorian-era streetscape (Criterion E).

END OF DOCUMENT

West Melbourne Heritage Review

For the City of Melbourne

Graeme Butler & Associates 2016



Figure 1 West Melbourne Structure Plan project area (City of Melbourne project brief)

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Introduction

Background to this report

In 2015 the City of Melbourne commissioned Graeme Butler & Associates to provide heritage assessments of existing and potential heritage places in the West Melbourne Structure Plan area. Many of the assessed places had been identified in the 1983 Graeme Butler *North and West Melbourne Conservation Study* (1983) but others were highlighted by reviews carried out by Allom Lovell & Associates *Report on the City of Melbourne Planning Scheme Heritage Review* (2000) and Meredith Gould Architects (2003). MGA's later review, the *Heritage Assessment Arden-Macaulay Structure Plan Area* (2010), also provided a thematic insight into the West Melbourne area's development. The aim of the project was to examine these reviews and any subsequent data found on the selected places, and make recommendations for inclusion or otherwise in the schedule to clause 43.01 of the *Melbourne Planning Scheme* on the basis of local heritage significance. Reference was also made to the *Thematic History – A History of the City of Melbourne's Urban Environment* (2012).

The purpose of the Review is to determine which buildings and precincts in the study area warrant heritage protection under the Melbourne Planning Scheme. The Review will inform an amendment to the Melbourne Planning Scheme to ensure that properties with heritage significance are protected. It will also inform the preparation of the West Melbourne Structure Plan which will be undertaken in parallel (Project brief).

Scope of project

Review existing and potential heritage places in the West Melbourne Structure Plan Area.

Project objectives and deliverables from the project brief

- Prepare a Project Management Plan for approval by the Project Manager;
- Meet with relevant Council officers as required;
- Inspect, photograph, assess, review and document places in the West Melbourne study area;
- Review all buildings within the study area of which there are approximately 1172;
- Prepare an individual assessment of each place in the study area and a recommendation for each property (individually significant, contributory within a precinct, non contributory within a heritage precinct or no identified heritage significance; and a grading from A to D if appropriate). This report must clearly detail the reasons for any change;
- Gradings are to be consistent with those currently used outside the Capital City Zone. In addition, each place should be graded significant, contributory or non-contributory;
- Prepare Statements of Significance for all proposed precincts, and for all individually significant places;
- Prepare a Statement of Significance for places proposed to be graded A, B or C;
- Make a recommendation for each building in the study area detailing whether the place should be retained in, removed from, or added to, a Heritage Overlay as either an individually significant place or a contributory place or element within a precinct;
- A master map locating the above precincts and individually significant places with a corresponding legend in a format compatible with City of Melbourne's GIS system; and
- All identified places entered into an electronic database – with sources of information, both documentary and oral, levels of significance, statements of significance, physical

descriptions, photographs and Heritage Overlay numbers¹.

As the City of Melbourne is also doing a Local Heritage Planning Policy Review, a Statement of Significance for HO3 (North and West Melbourne Precinct) is being prepared by others. Hence this Review does not include preparation of a new Statement of Significance for HO3. However, in order to properly assess the 'contributory' or 'significant' status of assessed places, three interim Statements of Significance were used for this project, based on statements prepared by for the *North and West Melbourne Conservation Study* (1983) and by MGa in 2010 and 2011. The MGa *City North Structure Plan Area Heritage Assessment* (2011) was exhibited as part of the *Melbourne Planning Scheme Amendment C198* which has been approved by the State Planning Minister (see Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology).

City of Melbourne representatives

Jill Cairnes, Policy Planner, Strategic Planner who briefed Graeme Butler & Associates on the project; Victoria Evans, Strategic Planner, who aided in the running of the project, and Ros Rymer, Urban Designer, who reviewed the final report.

Project study team

- Graeme Butler (of Graeme Butler & Associates), Heritage architect and social historian, study coordinator, evaluation, management, assessment report, survey, and research;
- Lesley Butler (of Graeme Butler & Associates), horticulture, project management and assistant;
- Sarah Butler, photography.

Report contents

This report includes the following:

- Heritage assessment methodology;
- Study findings;
- Study recommendations;
- Appendix 1: Summary table of assessed places, with existing and recommended heritage status for each surveyed place, also a summary of recommendations;
- Appendix 2: Heritage Assessments: all places, with analysis, research and

recommendations for each surveyed place;

- Appendix 3: Detailed heritage assessments, Statement of Significance for each potential significant place, with a map showing the place;
- Appendix 4: Heritage Overlay Area Statements of Significance, with existing Statement of Significance for the North and West Melbourne area, historical themes and thematic chronology, and conclusions from chronology;
- Appendix 5: Heritage definitions used by Melbourne City Council such as grading of places and streetscapes;
- Appendix 6: Assessment criteria used in this report, as guided by Heritage Victoria policies; and
- Appendix 7 West Melbourne Comparative Analysis Grouping by place type and place creation date, as a basis for comparison of places assessed in the project.

In addition, significant places and areas have been marked on a vector base plan provided by the City of Melbourne. Survey and data images have also been provided as a separate issue, numbering over 6000 files.

Heritage assessment methodology

Methodology for each place assessment

The following work was undertaken to document the subject places to a minimum standard, using the nominated sources, as required:

- Place record of 16 and 21 mega pixel digital images, with at least one image of each place in the project area;
- Initial place assessment based on physical and known historical evidence²;
- Municipal rates search to establish first or principal owners and/or occupiers for potentially significant places;
- City of Melbourne building permits search to verify construction dates, owners, designers and builders for selected places;
- A search of Sands & Kenny or Sands & McDougall Melbourne or Victorian directories to discover occupiers as required; and

¹ This task has not been defined in detail but a *Microsoft Access* project database has been used to create this report while also able to deliver structured data to other systems as required.

² Date range for potential significant assessed places is qualified - see *Limitations of this review*.

West Melbourne Heritage Review

- Examination of Melbourne & Metropolitan Board of Works (cited in this report as MMBW) Detail and Record Plans of Melbourne typically from around 1895 showing building stock at that time; and
- City of Melbourne online maps that provide current property and planning data on each place in West Melbourne along historical layers to the maps that show the MMBW detail plans, consolidated title or Parish Plans and the 1945 aerial photography of Melbourne.

Wherever possible the results from searching these references have been included in this report as part of the assessment to provide the basis for any future assessments.

Reference was also made to: Meredith Gould Architects (MGa), *Arden Macaulay Structure Plan Area* (2010); Allom Lovell and Associates *City of Melbourne Heritage Review* (2000); and Context, *Thematic History - A City of the City of Melbourne's Urban Environment* (2012) and the *City of Melbourne Heritage Precincts Background History & Significance Assessment* (2007), prepared as a proposed reference to Clause 22.06 of the *Melbourne Planning Scheme*.

Place report, mapping and management for each place

- Each place report and Statement of Significance is based on the Heritage Victoria standard format and as specified by the brief, with management deriving from the *Applying the Heritage Overlay* (2012) VPP Practice Note;
- Comparative analysis and background research draws from this project's *West Melbourne Heritage Review* survey database, the *North and West Melbourne Conservation Study* (1983), the *Flemington & Kensington Conservation Study* (1984), subsequent reviews, and City of Melbourne i-Heritage online data base;
- Places are assessed individually and as groups, within the West Melbourne area context;

- Heritage gradings are consistent with those currently used in the area as described in the policy reference, *Urban Conservation in the City of Melbourne* (1985)³ and the incorporated document *Heritage Places Inventory* (2008, 2015), and assessment of the cultural significance of each heritage place, using Victorian Heritage Council criteria;
- Recommended planning controls are provided for places worthy of conservation;
- Draft Schedule to the Heritage Overlay for places recommended for a Heritage Overlay is provided (see table under Summary of findings);
- All identified places of proposed individual cultural significance are marked on a City of Melbourne vector base map, as supplied, and on the City of Melbourne online map extract, in each place report in *Appendix 3: Statements of Significance*;
- Covering report for each place assessed individually is provided (see *Appendix 3: Statements of Significance*),
- All reporting is in *Adobe Portable Document Format (PDF)* and *Microsoft Word* form as required;
- A *Microsoft Access* database of the West Melbourne Heritage Review which includes all the listed places and which can be used by the City of Melbourne for future studies, has been supplied along with a comma separated values(CSV) delimited text file for easy export to the City of Melbourne data systems; and
- 16 and 21-megapixel digital survey images of all places, typically multiple views, supplied to the City of Melbourne on a USB drive (some 24 gigabytes or 6,800 files).

The schedule of place assessments in *Appendix 2: Heritage assessments* is based in part on the following with added footnotes and updated information as required by the review:

³ *Heritage Places outside of the Capital City Zone*, Clause 22.05

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- Graeme Butler *North and West Melbourne Conservation Study* (1983), and
- Allom Lovell and Associates, *City of Melbourne Heritage Review* (2000).

Methodology details**Criteria and thresholds**

(For more details see *Appendix 6: Assessment criteria used in this report*)

All places have been assessed using the Victorian Heritage Register or Victorian Heritage Council criteria (as *Applying the Heritage Overlay VPP Practice Note*) under the broad categories of aesthetic, historic, social and scientific significance. The comparative geographic base used is that of the 'locality' (all or part of the West Melbourne project area) and the State of Victoria. A place must be at least of local significance to be included in the *Melbourne Planning Scheme* (MPS) Heritage Overlay⁴.

Heritage Victoria criteria summary

The *Victorian Planning Provisions* (VPP) Practice Note, *Applying the Heritage Overlay* (2012) cites the following criteria as appropriate for heritage assessment in Victoria. The relevant criteria used in this report are identified by their alpha-numeric code and are briefly described as follows:

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).

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).

City of Melbourne Thematic Environmental History and West Melbourne

West Melbourne is referred to in the following paragraphs quoted from the Context, *Thematic History – A History of the City of Melbourne's Urban Environment* (2012) under the following thematic headings:

⁴ See *Melbourne Planning Scheme* schedule to clause 43.01

West Melbourne Heritage Review

Introduction

Between the Yarra and the Maribyrnong, the low-lying country was a land-locked salt marsh, which would become known to settlers as the West Melbourne Swamp⁵.

3.1 From town to city

...From 1890s to the 1920s there was a decline in the residential population of the central city as people moved out to the newly developed suburbs. Inner-city suburbs like North Melbourne, West Melbourne, Flemington and Carlton remained strongly residential, with a large working-class population. Here, rows of small cottages were lined up close to local factories. Boarding houses or lodging houses provided additional accommodation for single working men⁶.

3.2 Expressing an architectural style

Timber houses were still being built, particularly in Fitzroy... Fear of conflagrations in areas of densely packed timber houses led to the enactment of the Melbourne Building Act, which came into effect in January 1850. It stipulated that all new buildings had to have a masonry party wall (which extended above the roofline in the case of terrace houses) and be constructed of fireproof materials. The Act was applied to the central city, East Melbourne and Jolimont, West Melbourne and a small part of North Melbourne (south of Victoria Parade). Concurrent with the gazettal of the Act was a minor building boom with a resultant rise in quality from the previous rough cottages to more pretentious, speculatively built, two-storey brick houses. The housing stock greatly expanded in the early Victorian period, with further construction of houses in the central city and surrounding suburbs (Carlton, East Melbourne, North Melbourne and West Melbourne). These were simple houses of one and two storeys, with bluestone or brick walls. Inferior-quality bricks were often rendered to protect them from weathering, and the rendering ruled and often coloured to resemble the more prestigious ashlar stone⁷.

Apartment living in converted commercial and industrial buildings in the city and surrounding inner suburbs of North and West Melbourne has involved the creative talents of many architectural practices⁸.

5.2 Melbourne as a trading port

By the 1880s, Melbourne had grown from being a small settlement serving pastoral interests to a major international port. Coode Canal, which was formed in 1886, altered the course of the Yarra to provide a shorter and more direct passage for shipping and so improve the harbour. This work involved the removal of the bend in the river known as Fishermen's Bend.⁹ Dry docks were built on the reclaimed site of the drained West Melbourne Swamp.¹⁰ With the completion of Victoria Dock in 1892 Melbourne continued to develop as a busy international port;

5.5 Building a manufacturing industry

The land that factories were built on tended to be low-lying and undesirable for residential use; factories were most concentrated in West Melbourne, North Melbourne and Kensington. The higher ground of East Melbourne, by contrast, was almost free of industry, with the notable exception of the Victoria Brewery, an expansive red-brick castellated structure. Another important industrial area was on the south bank of the Yarra, where metal workshops and ship repair yards were located¹¹.

As Melbourne developed through the 19th century, so did her manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later 19th century and early 20th century tended to be built outside the City of Melbourne, where land was more easily obtainable.

After being the centre of manufacturing in Australia in the 1920s, Melbourne's importance in this regard began to decline. In the post-war period many city factories and warehouses were left empty or converted for other uses. The industrial area of Southbank has been virtually obliterated by the new developments of the 1990s¹².

6.4 Disposing of the dead

In 19th-century Melbourne human remains were almost always interred in public cemeteries. Some early churchyard cemeteries existed in Victoria, but these were rare. Burial was preferred over cremation, with the

⁵ Context (2012): 2

⁶ Context (2012): 14

⁷ Context (2012): 16

⁸ Context (2012): 21

⁹ Context (2012): Context cite Gary Presland, *Aboriginal Melbourne: The lost land of the Kulin people*, 2001, p. 19.

¹⁰ Context (2012): Context cite Down by the Docks', in Davison and McConville (eds), *A Heritage Handbook*, 1991, p. 108.

¹¹ Context (2012):44

¹² Context (2012): 44-45

exception of Hindu funerals. Anglicans relaxed the prohibition on cremation in the early 20th century but for Catholics it remained forbidden. Melbourne's first burial ground was a site of around eight acres on Burial Hill (later named Flagstaff Hill) in 1838; the first burial had allegedly taken place the year prior.¹³ Richard Howitt noted in 1845 that 'the spot is neat, orderly, and contains some graceful monuments'.¹⁴

A larger area was soon required and a new site for a cemetery was set aside in West Melbourne on the site of the current Victoria Market; this was first used in 1837. The principal Christian denominations — Church of England, Catholic, Presbyterian and Methodist — were designated specific areas within the cemetery, while Aborigines and Chinese were assigned land at the margins¹⁵.

8.2 Housing the population

In the city of Melbourne there were a number of low-lying areas, such as West Melbourne and Flemington, where poor grade housing and poor sanitation contributed to high rates of disease and child mortality. Yet amidst the stench and the filth of the city streets, and the routine failings of the water supply, many lavished praise on Melbourne's plumbing arrangements. In the 1880s Julian Thomas ('The Vagabond') noted that 'There is hardly the smallest cottage without its bathroom'. The disparity between the villas of East Melbourne and the simple workers' cottages of West Melbourne reflected on a small scale the broader tendency in Melbourne's suburbs of what has been termed 'the poor west vs. affluent east syndrome'.¹⁶ Outside of the central city grid, in the surrounding suburbs of Carlton, West Melbourne, North Melbourne and East Melbourne, there was a greater concentration of residential building and more early housing has survived here than in the central city¹⁷.

8.3 Educating the people

Within the City of Melbourne, new state schools were built at Yarra Park in 1872; King Street, West Melbourne (No. 1689) in 1876;

Faraday Street, Carlton; and Queensberry Street, Carlton¹⁸.

The West Melbourne boys' technical school was established in La Trobe Street in 1912... William Angliss Food Trades School, established on the site of the West Melbourne Technical School in 1940.

10.2 Belonging to a religious denomination

Other Catholic churches in Melbourne included St Augustine's at the city's western end, Sacred Heart Church in Rathdowne Street, Carlton, and St Mary's, West Melbourne. On the site of St Mary's Star of the Sea, West Melbourne, there was a girls' school, a boys' school and a presbytery. In North Melbourne, Catholic education was provided at St Joseph's Christian Brothers' College and St Michael's school in Boundary Road¹⁹.

The thematic history has identified West Melbourne as a working class residential suburb with associated small row house construction and intermixed was the industrial development well located near transport nodes.

Historical themes

The main historical themes that form the background to place assessment derive generally from Context, *Thematic History - A City of the City of Melbourne's Urban Environment* (2012) typically as identified above.

3.1 From town to city

3.2 Expressing an architectural style

5.2 Melbourne as a trading port

5.5 Building a manufacturing industry

6.4 Disposing of the dead

8.2 Housing the population

8.3 Educating the people.

These themes can be loosely associated with the Australian Historic Themes matrix and the Victoria Framework of Historic Themes (VFHT) developed by Heritage Victoria.

The VFHT theme of *Developing a manufacturing capacity* aligns with the Melbourne thematic history theme of *Building a Commercial City* and sub-theme *Building a manufacturing industry*.

These themes have been allocated to each contributory or significant place assessed in the database.

Refer to *Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology* for details of themes and

¹³ Context (2012): 52-53, Context cite *Argus*, 29 March 1923, p.

13. Marjorie Morgan claims that the first burial in fact took place in 1836; see 'The Old Melbourne Cemetery', <http://home.vicnet.net.au/~pioneers/pppg5z.htm>

¹⁴ Context (2012): 52-53, Context cite Howitt, *Impressions of Australia Felix*, 1845, p. 119.

¹⁵ Context (2012): 52-53

¹⁶ J. Brian McLoughlin, *Shaping Melbourne's Future?* 1991, p. 39.

¹⁷ Context (2012): 63-64

¹⁸ Context (2012): 66

¹⁹ Context (2012): 77

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their links with the other thematic structures in the study area.

Comparative analysis

(Refer *Appendix 7: Comparative analysis*)

The *West Melbourne Heritage Review* survey database has provided the key comparison base for locally significant places with comparison and evaluation made on the basis of the place assessed in the project that represent a similar age or period (early Victorian-era, Victorian-era, Edwardian-era, Interwar, post-war); having a similar scale (storeys), building style, and original building use. These data categories are included in the database.

Statement of Significance format

Heritage Victoria's Statement of Significance format is used for the following assessments, in the form, with account taken of any existing citation and its format:

- What is significant?
- How is it significant?
- Why is it significant?

Statement of Significance content

The following is cited by the VPP *Practice Note 1 Applying the Heritage Overlay* (p.2)²⁰

What is significant?

This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant?

A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

Why is it significant?

This should elaborate on the criteria that makes the place significant. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph may include the threshold for which the place is considered important.

Limitations of this review

No review of environmental history

The existing thematic environmental history, the *Thematic History – A History of the City of Melbourne's Urban Environment* (2012), was used for this project and has not been reviewed.

Heritage Victoria places

Review of Victorian Heritage Register places was not part of the project brief, but existing Statements of Significance and place mapping have been included.

Assessment date range

Although all places in West Melbourne have been surveyed, the typical date range, assessed for heritage values in *Appendix 2: Heritage assessments - all places*, has been set at c1835-c1945. This is consistent with the identified significant period of the HO3 North and West Melbourne precinct, as including the Victorian and Edwardian eras and, potentially, the Interwar period (see *Appendix 3: Statements of Significance*). Post-Second War places provide a

²⁰ Also referred to as the Practice Note.

West Melbourne Heritage Review

contribution if they have been identified as individually significant.

In 2008, Heritage Victoria commissioned the comprehensive study *Survey of Post-War Built Heritage in Victoria* to cover the period from 1945 to 2000: this work has guided the West Melbourne Heritage Review.

Significant post World War Two places listed in this survey from West Melbourne include:

- Festival Hall 300 Dudley Street West Melbourne (1955-56);
- Don Camillo Cafe 215 Victoria Street West Melbourne (1955); and
- Yuncken Freeman Pty Ltd architectural offices, 411-415 King Street West Melbourne (1970).

The Royal Australian Institute of Architects (Vic) architectural award list has also been consulted.

Interiors

Interiors were typically not assessed in this review, given time constraints and the need to obtain owner or occupier permission.

Although protection of heritage interiors is achievable under the Heritage Overlay the Practice Note states that:

Applying internal alterations controls
Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the Internal Alteration Controls Apply? column.
*This provision **should be applied sparingly and on a selective basis to special interiors of high significance.** The statement of significance for the heritage place should explain what is significant about the interior and why it is important*

As protected interiors must be of 'high significance', this limits the scope and application of this aspect of protection of built heritage. Past Panels Victoria reports have requested a comparative analysis before any application of interior control which would prove difficult without free access to interiors, to provide a comparative base²¹.

Study findings

The table in *Appendix 1: Summary table of all surveyed places* includes surveyed places in the West Melbourne area arranged in street alphabetical order, that were assessed in this

project, with proposed and existing heritage gradings provided. The existing gradings are derived from the incorporated document *Heritage Places Inventory* (2015).

Summary of findings

- Most places assessed in existing Heritage Overlays have changed little since identified in the *North and West Melbourne Conservation Study* (1983), or subsequent reviews. Therefore, the heritage values identified then have remained the same except perhaps with the addition of hitherto unknown historical values as a result of the 2015 reassessment;
- However, some places in the Heritage Overlay have changed markedly and the revised heritage grading reflects this change;
- With redevelopment encroaching from the Central Activities District (CAD), comparable places to those assessed have been reduced in number and hence this reduction has increased the relative significance of some of the places;
- Parts of West Melbourne were initially an elite residential area situated close to the City, near the Flagstaff Gardens and overlooking the bay with, for example, some early Victorian-era row houses in Dudley Street, reflecting this today (i.e. Rich Hill Terrace);
- West Melbourne development varied from the gold-induced boom (1851-) through to the minor recession of the 1870s, the following boom in the 1880s and early 1890s, with the bulk of identified structures reflecting this development phase in the area and its special role as a substantially Victorian-era domain within Melbourne's suburbs;
- The redevelopment of the former Benevolent Asylum site (active 1851-1911) from 1913 created a distinctive enclave of Edwardian-era and inter-war structures in West Melbourne that could form the basis of a Heritage Overlay Area, separate from the existing HO3 North and West Melbourne²²- this has already been acknowledged in the MGa review of 2011²³;

²¹ *Melbourne Planning Scheme Amendment C186 panel report 2012.*

²² Revision of the HO3 boundary is not part of this review

²³ MGa, *City North Structure Plan Area Heritage Assessment* (2011)

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- Enhanced by proximity to the City and a growing nearby transport hub, the central role played by West Melbourne (also North Melbourne and Kensington) in the industrial development of the Colony, the State, and Australia, prior to post-Second War reconstruction and the move of industry to outer suburbs, as demonstrated by some of the assessed Victorian-era, Edwardian-era and inter-war industrial places in this report;
- Workers at the nearby docks and railways have been identified in this Review, with the hierarchy in the Victorian-era workplace reflected in the type of West Melbourne housing and development undertaken by those individuals linked with transport, with for example, engine drivers building substantial houses and speculating in nearby housing development;
- The Interwar industrial development surge in Melbourne and Victoria, partly caused by home-front war time needs, left its mark on West Melbourne due to its close proximity to ports, transport and the City centre as some identified places reflect;
- The role of transport access, rail and sea and its effect on the growth of industrial development in West Melbourne, as well as the West Melbourne residential areas where owners or employees in these industries built their house, rented or acted as small scale developers;
- The prevalence of small scale development by West Melbourne residents who lived in, or next to, house rows they developed;
- Some of the West Melbourne places, individually listed within the Heritage Overlay, had no Statement of Significance – these have typically been provided in this Review²⁴;
- Places graded A, B or C in the *North and West Melbourne Conservation Study* (1983) or *Central Activities District (CAD) Conservation Study* (1985) have been provided with a Statement of Significance in the Practice Note format;
- Historical data provided in some of the past studies and reviews of heritage places within the project area have

proved to be incorrect- this has been remedied in this Review;

- The incorporated document, the *Heritage Place Inventory* (2015) is, in part, incomplete and/or incorrect and requires amendment reflecting the findings of this review - recommendations have been made, as summarised in *Appendix 1: Summary table of all surveyed places*;
- The significant collection of City of Melbourne building permit application drawings held at the Victorian Public Records Office (VPRO) provides essential data for heritage management of many of these places, but drawings are stored rolled up in tubes, with consequent damage caused by access and conservation issues, and some drawings are in need of urgent conservation- all drawings should be digitised and public access provided to them.

Study recommendations

The table in *Appendix 1: Summary table of all surveyed places*, arranged in street alphabetical order, shows recommendations for potential inclusion or retention in the schedule to clause 43.01 of The *Melbourne Planning Scheme: Heritage Overlay*.

- Places recommended for inclusion as a *significant* individual heritage place in the Heritage Overlay are assessed as either State or locally significant to West Melbourne or the City of Melbourne and of a City of Melbourne heritage grading of A, B, or C (see *Appendix 5: Heritage definitions used by City of Melbourne*).
- Places that are individually significant are typically also assessed as being contributory to West Melbourne.
- Heritage places that are assessed as *contributory only* within an existing or proposed Heritage Overlay area typically have a City of Melbourne place grading of D.
- Places assessed as of potential State significance, and City of Melbourne place grading of A, are recommended for inclusion in the Victorian Heritage Register;
- Similarly, places that are on the Victorian Heritage Register are recommended for 'A' grading.

²⁴ Amendment C19 to the *Melbourne Planning Scheme* for example HO842 411-415 King Street, West Melbourne

West Melbourne Heritage Review

Any place recommended for inclusion in the Victorian Heritage Register is automatically recommended for the *Melbourne Planning Scheme* Heritage Overlay and, failure to achieve entry to the Register, should not prevent its inclusion in the Heritage Overlay. Similarly, if only part of an identified significant place is included on the Victorian Heritage Register, the balance of the place should be included in the Schedule to the Heritage Overlay.

Existing heritage gradings from the City of Melbourne *Heritage Places Inventory* (2015) are included with proposed upgrades evident on the basis of enhancement or hitherto unknown historical information or, downgrades, because of external change, alterations or demolition.

Detailed recommendations

(Refer to *Appendix 1: Summary table of all surveyed places* for place specific recommendations.)

This report recommends that:

- Places and associated land, recommended in the *Appendix 1: Summary table of all surveyed places* for inclusion in a Heritage Overlay, should be added to the *Schedule to the Heritage Overlay* Clause 43.01 of the *Melbourne Planning Scheme*, as qualified by any detailed recommendations in each assessment, see *Appendix 2: Heritage assessments*;
- *External Paint Controls* should apply within the Schedule to the Heritage Overlay (clause 43.01) for all additional built places;
- Tree Control should be applied in the Heritage Overlay schedule for identified significant trees or consideration for a Vegetation Protection Overlay (schedule to clause 42.02);
- Places and associated land, where assessed to be of State significance, should be nominated by the City of Melbourne for assessment by the Victorian Heritage Council for potential inclusion on the Victorian Heritage Register;
- The proposed City of Melbourne heritage grading in this report (A-D) should be applied in the context of the relevant level of management, as outlined in the *Melbourne Planning Scheme* local policy (*Heritage Places outside of the Capital City Zone*, Clause 22.05 of the *Melbourne Planning Scheme*) and the reference document, *Urban Conservation in the City of Melbourne* (1985);
- The contributory elements or fabric described in each assessment (typically elements from the principal creation date or dates of the place) should be conserved and enhanced following the stated purpose of clause 43.01;
- The proposed gradings, once adopted, should be added to or replace those existing in the *Heritage Place Inventory* (2105);
- City of Melbourne *i-Heritage* online heritage database should reflect the changed gradings to avoid confusion;
- City of Melbourne entries in the *Hermes* online database should be edited to reflect the findings of this Review;
- The City of Melbourne should encourage or aid in the digitisation and flat storage of the significant collection of City of Melbourne building permit application drawings held at the Victorian Public Records Office that are currently rolled up in tubes, with consequent public access and conservation issues; and
- The Statements of Significance and place assessments from this review in *Appendix 2: Heritage assessments - all places* should form part of an Incorporated Document in the *Melbourne Planning Scheme* to guide heritage management of the significant places of West Melbourne.

Management

Background

This Review does not include a review of existing management policies by the City of Melbourne. Refer to following management policies set out in the *Melbourne Planning Scheme*.

City of Melbourne heritage management policies

The management policies applied by Council when considering relevant permit applications are dependent on the particular place and streetscape grading. These performance standards are set out in the “*Heritage Places Outside the Capital City Zone*” local policy at Clause 22.05 of the *Melbourne Planning Scheme*. This local policy only applies to places within the Heritage Overlay Area that are situated outside of the Capital City Zone.

City of Melbourne heritage policy reference

The heritage policy references for the project area are as follows.

Relevant heritage policy references in the Melbourne Planning Scheme

- *Urban Conservation in the City of Melbourne* (1985);
- *Harbour, Railways, Industrial Conservation Study* (1985);
- *North & West Melbourne Conservation Study* (1985)²⁵ and (1994);
- *Flemington & Kensington Conservation Study* (1985);
- *Kensington Heritage Review*, Graeme Butler (2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area*, Graeme Butler (2013); and
- *Central Activities District Conservation Study* (1985).

Acknowledgements

The following persons have assisted in the preparation of this review.

- City of Melbourne Strategic Planning, Urban Design and Building department officers; and
- Heather McKay, Adult Services Librarian, Melbourne Library Services, North Melbourne Library.

²⁵ *North and West Melbourne Conservation Study* was carried out in 1983

Appendix 1: Summary table of all surveyed places

The following table provides information on all of the surveyed places in the West Melbourne project area under the headings below:

Place address

Alphabetical street order, using City of Melbourne addresses.

Place name

Typically based on the original owner or place name.

Existing Heritage Overlay

The existing Heritage Overlay number as listed in the schedule to clause 43.01, Melbourne Planning Scheme.

Existing grading of place

Place heritage rankings or gradings on the scale of A-D as defined in the *Heritage Places Inventory* (2015). See *Appendix 5: Heritage definitions used by City of Melbourne*.

Existing streetscape level of place

Streetscape Levels ranked on the scale of 1-3 as defined in *Heritage Places Inventory* (2015). See *Appendix 5: Heritage definitions used by City of Melbourne*.

Proposed place grading

Proposed revised place gradings A-D (see *Appendix 5: Heritage definitions used by City of Melbourne*) typically for places dating from c1835-1945. See *Limitations of this review*.

Proposed streetscape level for place

Proposed revised streetscape levels 1-3. See *Appendix 5: Heritage definitions used by City of Melbourne*.

Significant -Is the place individually significant?

Assessed as individually significant, judged within the local (West Melbourne or the City of Melbourne) or State context, and using the stated Heritage Victoria criteria as compared to similar places, typically for places dating from c1835-1970.

Is the place contributory to a Heritage Overlay Area?

Assessed as contributory to an existing Heritage Overlay or Heritage Overlay area, using the Heritage Victoria criteria and the existing Statements of Significance for North and West Melbourne (See *Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology*).

Place specific recommendations

Recommendations for places, that are in addition to the general recommendations provided above. These involve, for example, potential adjustment to existing Heritage Overlay boundaries, names or contributory elements. Also in the case of identified significant trees on private land, the City of Melbourne has an Exceptional Tree Register that could also be considered for listing these trees as well as the Heritage Overlay. For further information, refer to the place assessments in *Appendix 2: Heritage assessments - all places*.

RECOMMENDATION SUMMARY ALL SURVEYED PLACES

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Abbotsford Street	1 -13	-	-	-	-	No	No	No	No	None.
J. Gadsden Pty. Ltd. factory	Abbotsford Street	17 -37	-	C	-	3	No	Yes	No	Yes	Revise Heritage Places Inventory July 2015. Proposed Heritage Overlay as: J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne.
Row house	Abbotsford Street	36	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	38	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	39 -49	-	-	-	-	HO3	No	No	No	None.
Lornaville	Abbotsford Street	40	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	46	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	48	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	51 -57	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	54	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	56 -58	-	-	-	-	HO3	No	No	No	None.
Hamilton House	Abbotsford Street	63 -65	-	-	-	-	HO3	No	No	No	None.
Rosebank Cottages, part (64-66, 68)	Abbotsford Street	64 -66	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Rosebank Cottages, part (64-66, 68)	Abbotsford Street	68	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Abbotsford Street	69	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	70	D	D	2	2	HO3	No	Yes	No	None.
Robert Bentley house	Abbotsford Street	86	D	D	2	2	HO3	No	Yes	No	None.
Thomas Smith house	Abbotsford Street	88	D	D	2	2	HO3	No	Yes	No	None.
George H. Gould house	Abbotsford Street	90	D	D	2	2	HO3	No	Yes	No	None.
Ogle house	Abbotsford Street	92	D	D	2	2	HO3	No	Yes	No	None.
William Ellis house	Abbotsford Street	94	D	D	2	2	HO3	No	Yes	No	None.
	Abbotsford Street	111	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	113	-	-	-	-	HO3	No	No	No	None.
	Abbotsford Street	115	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Abbotsford Street	117	-	-	-	-	HO3	No	No	No	None.
Judy Lazarus Transition Centre	Adderley Street	50	-	-	-	-	No	No	No	No	None.
	Adderley Street	60 -80	-	-	-	-	No	No	No	No	None.
	Adderley Street	111 -133	-	-	-	-	No	No	No	No	None.
	Adderley Street	132 -134	-	-	-	-	No	No	No	No	None.
Corris or Jones house	Adderley Street	136	D	C	3	3	No	Yes	No	Yes	Revise Heritage Places Inventory July 2015. Proposed Heritage Overlay as: Corris or Jones house, 136 Adderley Street, West Melbourne.
	Adderley Street	137 -157	-	-	-	-	No	No	No	No	None.
	Adderley Street	138	D	-	3	-	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	140	D	-	3	-	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	142	D	D	3	3	No	No	No	No	None.
	Adderley Street	144	-	-	-	-	No	No	No	No	None.
	Adderley Street	148	-	-	-	-	No	No	No	No	None.
	Adderley Street	158	-	-	-	-	No	No	No	No	None.
	Adderley Street	160	-	-	-	-	No	No	No	No	None.
Michael Moran's row houses	Adderley Street	162 -164	C	C	3	3	HO459	No	No	Yes	None.
	Adderley Street	163	-	-	-	-	HO3	No	No	No	None.
	Adderley Street	168 -176	-	-	-	-	No	No	No	No	None.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	169 -171	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	173 -175	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hampson's row houses, part 169-175 Adderley Street	Adderley Street	177	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Clarke's grocer shop and residence	Adderley Street	179 -183	C,D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015 grading and numbering: replaces 179, 181 Adderley Street.
	Adderley Street	187 -189	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Ellan Vanan (or Ellan Vannin), Martha Goldsmith's row house	Adderley Street	191	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Smith house	Adderley Street	193	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Lochaber or Cameron house	Adderley Street	195	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Adderley Street	197	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Cullen house	Adderley Street	199	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Avoca or Murray's house	Adderley Street	201	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	203	-	-	-	-	HO3	No	No	No	None.
Hawke Street and Adderley Street Park	Adderley Street	211 -215	-	-	-	-	HO3	No	No	No	None.
Dennis Madden's row houses, part 217-221 Adderley Street	Adderley Street	217	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Tyns House, part Clark's row houses, 218-220 Adderley Street	Adderley Street	218	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Jones' workshop	Adderley Street	218 A	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dennis Madden's row houses, part 217-221 Adderley Street	Adderley Street	219	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Clark's row house, part 218-220 Adderley Street	Adderley Street	220	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dennis Madden's row houses, part 217-221 Adderley Street	Adderley Street	221	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	222	D	-	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Gathercole's house	Adderley Street	223	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	224	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	225	-	-	-	-	HO3	No	No	No	None.
	Adderley Street	226	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	228	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Barwon	Adderley Street	229	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	230	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Wisteria	Adderley Street	233	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015. Remove 231 Adderley Street from Heritage Places Inventory July 2015.
	Adderley Street	234	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	235	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	236 -248	-	-	-	-	HO3	No	No	No	None.
	Adderley Street	241 -249	-	-	-	-	HO3	No	No	No	None.
Nosila or Straker house, once part Blantyre Cottages 250-252 Adderley Street	Adderley Street	250	D	D	3	3	HO3	No	Yes	No	None.
	Adderley Street	251	D	-	3	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
St Ninnian's Cottages, part 252-254 Adderley Street	Adderley Street	252	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	253	-	-	-	-	HO3	No	No	No	None.
St Ninnian's Cottages, part 252-254 Adderley Street	Adderley Street	254	D	D	3	3	HO3	No	Yes	No	None.
	Adderley Street	255	D	-	3	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Adderley Street	256 -260	-	-	-	-	HO3	No	No	No	None.
Fryth's Cottages, part 257-261 Adderley Street	Adderley Street	257	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fryth's Cottages, part 257-261 Adderley Street	Adderley Street	259	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fryth's Cottages, part 257-261 Adderley Street	Adderley Street	261	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
William French house	Adderley Street	263	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Heaton House or John Greenwood's house	Adderley Street	279	B	B	3	3	HO838	No	Yes	Yes	None.
West Melbourne State School Plantation Reserve later Railway Place and Miller Street Reserve	Anderson Street	1	-	-	-	-	No	No	No	No	None.
Units	Austin Place	11	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.	Batman and Jeffcott Streets, Boughton Place	varies	varies	varies	varies	varies	HO770	No	Yes	Yes	Revise the Heritage Overlay 770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.
St James Anglican Old Cathedral	Batman Street	2 -24	A	A	2	2	HO478	No	No	Yes	Buildings at 28 Batman Street were part of the Edwardian-era St. James complex (HO478) and are contributory to its history (rather than individually significant). Heritage Victoria should be requested to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation. Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: 'St James Church of England complex, part, 28 Batman Street, West Melbourne'.
	Batman Street	15	-	-	-	-	No	No	No	No	None.
St James Church of England complex, part (Free Kindergarten?)	Batman Street	28	-	C	-	2	No	Yes	Yes	No	Buildings at 28 Batman Street were part of the Edwardian-era St. James complex and are contributory to its history (rather than individually significant). The City of Melbourne should request Heritage Victoria to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation. Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: 'St James Church of England complex, part, 28 Batman Street, West Melbourne'.
W. O'Donnell Engineer works, part 33-47 Batman Street	Batman Street	33 -43	B	B	-	2	HO770	No	Yes	Yes	Significant and contributory part of an existing Heritage Overlay area, with potential to have its own Heritage Overlay as: 'W. O'Donnell Engineer works, 33-43 Batman Street'. City of Melbourne should include individual Statements of Significance in any precinct policy. Or revise the Heritage Overlay area mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'
Gollin and Co Pty Ltd. bulk store remnant	Batman Street	40	-	D	-	2	HO773	No	No	Yes	Revise Heritage Places Inventory July 2015.
	Batman Street	42 -48	-	-	-	-	No	No	No	No	None.
Excelsior Manufacturing Works, part 33-47 Batman Street	Batman Street	45 -47	B	D	-	2	HO770	No	Yes	No	Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Flagstaff Place Apartments (demolition of former contributory building)	Batman Street	49 -53	D	-	-	-	HO770	No	No	No	Exclude this building from Heritage Overlay 770, with revised mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'
Studios Pty. Ltd. shop fittings manufacturers	Batman Street	50	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Keep Brothers and Wood bulk store, later Batman Hill Apartments	Batman Street	55 -67	D	B	3	2	HO770	No	Yes	Yes	Revise the Heritage Overlay HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.' This place is an individually significant and contributory part of an existing Heritage Overlay with potential to have its own Heritage Overlay as: 'Keep Brothers and Wood bulk store, 55-67 Batman Street, West Melbourne'. City of Melbourne should include individual Statements of Significance in any precinct policy. Revise the Heritage Places Inventory July 2015: address and grading.
Metropolitan Fire Brigade Station No.2	Batman Street	60	-	-	-	-	No	No	No	No	None.
	Batman Street	68	-	-	-	-	No	No	No	No	None.
Sands and McDougall Pty Ltd box factory, part proposed Sands & McDougall precinct	Batman Street	83 -113	-	C	-	2	No	Yes	Yes	Yes	Include this place in a Heritage Overlay as: Sands and McDougall Pty Ltd box factory, 83-113 Batman Street, West Melbourne. Or, as a significant and contributory part of a revised Heritage Overlay area HO771, with name and address to reflect the identified contributory elements in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.
Autocar Industries Proprietary Limited Assembling and Motor Body Works	Batman Street	100 -154	-	B	-	3	No	Yes	No	Yes	Proposed Heritage Overlay as: Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, West Melbourne. Revise Heritage Places Inventory July 2015.
WG Goetz and Son Pty. Ltd., part proposed Sands & McDougall precinct	Batman Street	115	-	D	-	2	No	Yes	Yes	No	Include this place in revised Heritage Overlay area, HO771, with the name and place address to reflect the contributory elements identified in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Sands and McDougall wood working building, part proposed Sands & McDougall precinct	Batman Street	135	-	D	-	2	No	Yes	Yes	No	Include this place in a revised Heritage Overlay area HO771, with the name and address to reflect the contributory elements identified in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.
Townhouse	Boughton Place	4	-	-	-	-	HO770	No	No	No	Remove from Heritage Overlay area HO770 and revise the Heritage Overlay mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.
Townhouse	Boughton Place	6	-	-	-	-	HO770	No	No	No	Remove this place from Heritage Overlay area, HO770, in the Heritage Overlay schedule, as proposed, with revised mapping and addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'
Melbourne Electricity Supply sub-station	Boughton Place	15 -21	-	D	-	3	HO770	No	Yes	No	Revise the Heritage Overlay area, HO770, mapping and name, in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'
Alexander Cooper's house	Capel Street	16	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alexander Cooper's row houses, part 18-26 Capel Street	Capel Street	18	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	20	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	22	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	24	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cooper's row houses, part 18-26 Capel Street	Capel Street	26	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Rob Roy Hotel	Capel Street	32 -34	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Florence, or Hawkins house	Capel Street	36	B	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Isabella	Capel Street	38	C	C	2	2	HO3	No	Yes	No	None.
Infill housing	Capel Street	40 -60	-	C	-	2	HO3	No	No	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Capel Street	47 -53	-	-	-	-	HO3	No	No	No	None.
Row house, part 55-61 Capel Street	Capel Street	55	D	D	2	2	HO3	No	Yes	No	None.
Row house, part 55-61 Capel Street	Capel Street	57	D	D	2	2	HO3	No	Yes	No	None.
Row house, part 55-61 Capel Street	Capel Street	59	D	D	2	2	HO3	No	Yes	No	None.
Row house, part 55-61 Capel Street	Capel Street	61	D	D	2	2	HO3	No	Yes	No	None.
Noble's house	Capel Street	62	B	A	2	2	HO461	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reflect Heritage Victoria Register H0630 designation.
Allison's row houses, part 63-65 Capel Street	Capel Street	63	D	D	2	2	HO3	No	Yes	No	None.
Dean's house	Capel Street	64	B	A	2	2	HO462	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Allison's row houses, part 63-65 Capel Street	Capel Street	65	D	D	2	2	HO3	No	Yes	No	None.
	Capel Street	66 -78	-	-	-	-	HO3	No	No	No	None.
	Capel Street	69	-	-	-	-	HO3	No	No	No	None.
	Capel Street	71 -75	-	-	-	-	HO3	No	No	No	None.
	Capel Street	77 -79	-	-	-	-	HO3	No	No	No	None.
Elm ('Ulmus' sp.) street trees x2	Capel Street	80 ,86 near	-	C	-	-	HO3	Yes	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay as: Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne.
Touzel's row houses	Capel Street	80 -86	C	C	2	2	HO3	No	Yes	Yes	None.
Cleary's houses, part 81-83 Capel Street	Capel Street	81	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dominick Cleary's workshop, later Fibrini (or Fibrin) Milling Company	Capel Street	83 A	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cleary's houses, part 81-83 Capel Street	Capel Street	83	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Capel Street	87	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Charles Barber's shop and two residences	Chetwynd Street	1 -3	A	A	1	1	HO3	No	Yes	Yes	Check Heritage Places Inventory July 2015 address conformity with City of Melbourne property data.
	Chetwynd Street	5	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Chetwynd Street	7	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Shoreham, or Duke's house and stable	Chetwynd Street	9	B	B	2	1	HO3	No	Yes	Yes	Assess interior given historical description.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	12	C	C	3	3	HO3	No	Yes	Yes	None.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	14	C	C	3	3	HO3	No	Yes	Yes	None.
Gardini Motor Company garage	Chetwynd Street	15 -19	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	16	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	18	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Chetwynd Street	20	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Row house, part 21-25 Chetwynd Street	Chetwynd Street	21	D	D	2	2	HO3	No	Yes	No	None.
Row house	Chetwynd Street	22	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house, part 21-25 Chetwynd Street	Chetwynd Street	23	D	D	2	2	HO3	No	Yes	No	None.
Vacant land	Chetwynd Street	24 -28	-	-	-	-	HO3	No	No	No	None.
Row house, part 21-25 Chetwynd Street	Chetwynd Street	25	D	D	2	2	HO3	No	Yes	No	None.
Norwellan House	Chetwynd Street	30 -42	D	-	3	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Symington, R.H. and W.H. and Company (Aust) Pty. Ltd., Liberty Corsets factory, now part Norwellan House	Chetwynd Street	44	D	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Armstrongs	Chetwynd Street	46 -50	-	-	-	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Chetwynd Street	52 -58	-	-	-	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	62	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	64	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Spence's row houses, part 62-66 Chetwynd Street	Chetwynd Street	66	D	D	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Monaltrie House or George Small's house	Curzon Street	1	C	C	2	2	HO3	No	Yes	Yes	None.
	Curzon Street	3	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	5	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	7	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	15	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	17	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	19	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	21	D	D	2	2	HO3	No	Yes	No	None.
	Curzon Street	23	D	D	2	2	HO3	No	Yes	No	None.
	Dryburgh Street	35 -43	-	-	-	-	No	No	No	No	None.
El-Rae or Geuer's house	Dryburgh Street	38	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Dryburgh Street	40	D	D	3	2	HO3	No	Yes	No	Replace 42 Dryburgh Street with 40 Dryburgh Street in Heritage Places Inventory July 2015.
Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	44	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dryburgh Street	45 -47	-	-	-	-	No	No	No	No	None.
Kingswell, also Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	46	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	48	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Benalla Cottages, part 44-50 Dryburgh Street	Dryburgh Street	50	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dryburgh Street	51	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Dryburgh Street	53 -55	-	-	-	-	No	No	No	No	None.
Alexander Cooper's house	Dudley Street	2	C	C	3	3	HO3	No	Yes	Yes	None.
City of Melbourne Bowls Club clubhouse and rink, part Flagstaff Gardens	Dudley Street	3	-	A	-	-	HO793	No	Yes	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
	Dudley Street	4	-	-	-	-	HO3	No	No	No	None.
Star Apartments	Dudley Street	13 -25	-	-	-	-	No	No	No	No	None.
Flagstaff Place	Dudley Street	14 -34	-	-	-	-	HO3	No	No	No	None.
Moreland Smelting Works factory	Dudley Street	27 -31	C	B	3	3	HO463	No	No	Yes	Revise Heritage Places Inventory July 2015.
Kellogg Aust Pty. Ltd., former	Dudley Street	33 -35	-	-	-	-	No	No	No	No	None.
Alfred house or Agnew's house, later Bedeque-house or Thompson's house	Dudley Street	40	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015. Check property address consistency in City of Melbourne.
Kellogg Aust Pty. Ltd., part	Dudley Street	43	-	-	-	-	No	No	No	No	None.
Proud Bros Pty. Ltd. foundry, later Flagstaff City Inn	Dudley Street	45 -55	-	-	-	-	No	No	No	No	None.
Citipower substation	Dudley Street	48	-	-	-	-	HO3	No	No	No	None.
Milton Cottage	Dudley Street	50	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dudley Street	52	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Dudley Street	56	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	58	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	60	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	62	D	D	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Richhill Terrace, part 58-64 Dudley Street	Dudley Street	64	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Dudley Street	66	-	-	-	-	HO3	No	No	No	None.
Stirling House or Thomas Stevenson's row house, part 70-72 Dudley St	Dudley Street	70	D	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Perth House or part Thomas Stevenson's row houses, 70-72 Dudley Street	Dudley Street	72	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once also 78)	Dudley Street	74	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Archbank cottages, or Finn's terrace, also Police Station, part 74-76 (once 78)	Dudley Street	76	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Flagstaff Inn or Flagstaff Hotel, former	Dudley Street	78 -86	-	-	-	-	HO3	No	No	No	None.
	Dudley Street	95	-	-	-	-	No	No	No	No	None.
	Dudley Street	97 -99	-	-	-	-	No	No	No	No	None.
Market Square	Dudley Street	118	-	-	-	-	No	No	No	No	None.
vacant land	Dudley Street	130 -144	-	-	-	-	No	No	No	No	None.
vacant land	Dudley Street	146	-	-	-	-	No	No	No	No	None.
West Melbourne Stadium, later Festival Hall	Dudley Street	300	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay as: West Melbourne Stadium, later Festival Hall, 300 Dudley Street, West Melbourne. Revise Heritage Places Inventory July 2015.
	Eades Place	2	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	4	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	6	D	D	1	1	HO3	No	Yes	No	None.
Sam Cullen's house	Eades Place	8 -10	C	C	1	1	HO3	No	Yes	Yes	None.
Cullen's row, part 12-18 Eades Place	Eades Place	12	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row, part 12-18 Eades Place	Eades Place	14	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row, part 12-18 Eades Place	Eades Place	16	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row, part 12-18 Eades Place	Eades Place	18	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	20	D	D	1	1	HO3	No	Yes	No	None.
Edward Williams house	Eades Place	22	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Eades Place	24	D	D	1	1	HO3	No	Yes	No	None.
	Eades Place	26	D	D	1	1	HO3	No	Yes	No	None.
Cullen's row houses, part 28-32 Eades Place	Eades Place	28	C	C	1	1	HO3	No	Yes	Yes	None.
Cullen's row houses, part 28-32 Eades Place	Eades Place	30	C	C	1	1	HO3	No	Yes	Yes	None.
Cullen's row houses, part 28-32 Eades Place	Eades Place	32	C	C	1	1	HO3	No	Yes	Yes	None.
William Chambers' row house, part 34-40 Eades Place	Eades Place	34	C	C	1	1	HO3	No	Yes	Yes	None.
Henry Munn's row house, part 34-40 Eades Place	Eades Place	36	C	C	1	1	HO3	No	Yes	Yes	None.
Henry Munn's row houses, part 34-40 Eades Place	Eades Place	38 -40	C	C	1	1	HO3	No	Yes	Yes	None.
	Franklin Place	22 -28	-	-	-	-	No	No	No	No	None.
W. O'Donnell engineers workshop, former, part proposed Sands & McDougall precinct	Franklin Place	23	-	D	-	2	No	Yes	Yes	No	Include in Heritage Overlay area HO771, with revised name and address to reflect the identified contributory elements in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped. Revise Heritage Places Inventory July 2015.
Hawke Street and Curzon Street Reserve	Hawke Street	2 A	-	-	-	-	HO3	No	Yes	No	None.
Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve	Hawke Street	2 A	-	C	-	-	HO3	Yes	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay: Elm ('Ulmus' sp.), Hawke and Curzon Street Reserve, 2A Hawke Street, West Melbourne. Revise Heritage Places Inventory July 2015.
West Melbourne Baptist Church manse	Hawke Street	2	D	C	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	4	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	6	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	8	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	10	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont Terrace, later Mary Terrace, part 4-12 Hawke Street (5 houses)	Hawke Street	12	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Miami Hotel	Hawke Street	13	-	-	-	-	HO3	No	No	No	None.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	27	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	29	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	31	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Marley's row houses, part 27-33 Hawke Street	Hawke Street	33	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Samuel Woodham's house	Hawke Street	35	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
William Barrow's house	Hawke Street	37	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Housing Commission of Victoria row houses	Hawke Street	38 -42	-	-	-	-	HO3	No	No	No	None.
Henry McKersie's row houses, part 39-41 Hawke Street	Hawke Street	39	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Henry McKersie's row houses, part 39-41 Hawke Street	Hawke Street	41	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	43	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Jones' row house, part 44-46 Hawke Street	Hawke Street	44	C	C	2	2	HO3	No	Yes	Yes	None.
Cockram and Comely's row houses, part 45-47 Hawke Street	Hawke Street	45	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Jones' row house, part 44-46 Hawke Street	Hawke Street	46	C	C	2	2	HO3	No	Yes	Yes	None.
Cockram and Comely's row houses, part 45-47 Hawke Street	Hawke Street	47	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	48	D	D	2	2	HO3	No	Yes	No	None.
Sadler's row house	Hawke Street	49	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	50	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	51	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Hawke Street	52	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	53	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	54	D	D	2	2	HO3	No	Yes	No	None.
James Sparrow's house	Hawke Street	55	D	D	2	2	HO3	No	Yes	No	None.
Row house	Hawke Street	58	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	60	D	D	2	2	HO3	No	Yes	No	None.
Housing Commission of Victoria row house infill	Hawke Street	62 -66	D	-	2	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Hawke Street	68	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	70	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence	Hawke Street	72	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Nyora, part Jones row houses 74-78 Hawke Street	Hawke Street	74	C	C	2	2	HO3	No	Yes	Yes	None.
Jones row houses, part 74-78 Hawke Street	Hawke Street	76	C	C	2	2	HO3	No	Yes	Yes	None.
Jones row house, part 74-78 Hawke Street	Hawke Street	78	C	C	2	2	HO3	No	Yes	Yes	None.
Easton's row house	Hawke Street	80	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Row house	Hawke Street	82	D	D	2	2	HO3	No	Yes	No	None.
Housing Commission of Victoria row houses	Hawke Street	84 -88	-	-	-	-	HO3	No	No	No	None.
Lever Brothers Pty. Ltd. factory	Hawke Street	95 -99	C	C	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015, replacing 101 with 95-99 Hawke Street.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Hawke Street and Adderley Street Park	Hawke Street	100	-	-	-	-	HO3	No	No	No	None.
Glover and Goode Pty. Ltd. works	Hawke Street	104	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Hawke Street	107	-	-	-	-	HO3	No	No	No	None.
Widdis Diamond Dry Cells Company Pty. Ltd., later Hygiene Baby Carriages Pty Ltd pram manufacturers	Hawke Street	109 -111	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	110	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	112	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	114	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	116	D	D	2	2	HO3	No	Yes	No	None.
Widdis Diamond Dry Cells Company Pty. Ltd.	Hawke Street	117 -125	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Hawke Street	118	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	120	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	122	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	124	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	126	-	-	-	-	HO3	No	No	No	None.
	Hawke Street	127	D	D	2	2	HO3	No	Yes	No	None.
Asto	Hawke Street	128	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	129	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	130	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	131	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	133	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	173 -175	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	177	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	179	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	181	-	-	-	-	HO3	No	No	No	None.
	Hawke Street	187	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations	
	Hawke Street	191	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	193	D	D	2	2	HO3	No	Yes	No	None.
	Hawke Street	195 -197	-	-	-	-	HO3	No	No	No	None.
Hutchinson, Hunt Pty. Ltd. engineers, later Moorside Wool Company Pty. Ltd. wool waste	Hawke Street	199	D	D	2	2	HO3	No	Yes	No	None.
Connibere, Grieve and Connibere hat factory and showroom	Howard Street	3 -11	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Stedeford's house	Howard Street	13	B	B	2	2	HO3	No	Yes	Yes	None.
James Lee's house	Howard Street	15	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Howard Street	17	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
James Lee's house	Howard Street	19	B	B	2	2	HO3	No	Yes	Yes	None.
Gerrard Wire Tying Machine Company Pty. Ltd.	Ireland Street	10 -24	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	11 -17	-	-	-	-	HO3	No	No	No	None.
Rainwear Pty. Ltd.	Ireland Street	19 -27	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	28	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	29	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	31 -37	-	-	-	-	HO3	No	No	No	None.
Row house	Ireland Street	34	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	36	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	38	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	39	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	40	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	41	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	42	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	43	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Burns, C. M., wool merchants, later Maritime Union of Australia, Victorian Branch	Ireland Street	46 -56	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	49	D	D	3	3	HO3	No	Yes	No	None.
	Ireland Street	51	D	D	3	3	HO3	No	Yes	No	None.
	Ireland Street	53 -55	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	57 -63	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	74 -80	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	82 -84	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	86 -90	-	-	-	-	HO3	No	No	No	None.
	Ireland Street	92	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015. Revise i-Heritage grading.
Braeside	Ireland Street	94	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Grosvenor	Ireland Street	96	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Yangtze	Ireland Street	98	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	100	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fortuna	Ireland Street	102	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	104	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Ireland Street	108	-	-	-	-	No	No	No	No	None.
North Melbourne College	Ireland Street	109 -129	-	-	-	-	No	No	No	No	None.
City Living sculpture	Jeffcott Street	at King St	-	-	-	-	No	No	No	No	None.
Flagstaff Square	Jeffcott Street	16 -32	-	-	-	-	No	No	No	No	None.
Clayton-Joel and Company factory	Jeffcott Street	17	D	C	3	3	HO862	No	No	Yes	Consider revision of mapping of HO862 to better represent contributory fabric (north, east brick façades only to nominally four metre depth as determined by interior): refer to proposed Melbourne Planning Scheme map place report, Appendix 3.
Royal Flagstaff	Jeffcott Street	19 -41	-	-	-	-	No	No	No	No	None.
Royal Flagstaff	Jeffcott Street	33	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Burnside, W. K., Pty Ltd	Jeffcott Street	34 -36	D	D	3	3	HO770	No	Yes	No	Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.
Burnside, W. K., Pty Ltd	Jeffcott Street	38	-	D	-	3	HO770	No	Yes	No	Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'. Revise Heritage Places Inventory July 2015.
The Salisbury	Jeffcott Street	43 -53	-	-	-	-	No	No	No	No	None.
	Jeffcott Street	48	-	-	-	-	HO770	No	No	No	Remove from Heritage Overlay area HO770: revise the Heritage Overlay mapping and name in the Heritage Overlay schedule as proposed with addresses of identified contributory elements: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.
The Orchid	Jeffcott Street	55	-	-	-	-	No	No	No	No	None.
Cityside	Jeffcott Street	56 -60	-	-	-	-	No	No	No	No	None.
	Jeffcott Street	66 -68	-	-	-	-	No	No	No	No	None.
Art Production Pty. Ltd., former	Jeffcott Street	67 -73	-	-	-	-	No	No	No	No	None.
	Jeffcott Street	76	-	-	-	-	No	No	No	No	None.
Elms (x6), street trees	Jeffcott Street	81 -141 near	-	C	-	-	No	Yes	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay: Elms (x6), street trees, near 81-141 Jeffcott Street, West Melbourne; Revise Heritage Places Inventory July 2015.
Sands and McDougall Pty. Ltd. complex, part	Jeffcott Street	102	-	D	-	2	HO771	No	Yes	No	Revise Heritage Overlay area HO771 name and address to reflect the identified contributory elements in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.
	Jones Place	57	-	-	-	-	HO3	No	No	No	None.
	Jones Place	59	-	-	-	-	HO3	No	No	No	None.
	Jones Place	61	-	-	-	-	HO3	No	No	No	None.
King Street and Victoria Street Reserve	King Street	at Victoria Street	-	D	-	-	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
North Melbourne War Memorial, King and Victoria Street Reserve (relocated)	King Street at Hawke Street	-	B	-	-	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	King Street 339	-	-	-	-	No	No	No	No	None.
	King Street 341	-	-	-	-	No	No	No	No	None.
	King Street 343	-	-	-	-	No	No	No	No	None.
	King Street 346 -352	-	-	-	-	HO3	No	No	No	None.
Phoenix Clothing Company complex	King Street 347 -349	D	A	2	1	HO475	No	No	Yes	Revise Heritage Places Inventory July 2015.
Kidd's row houses later Langdon Buildings	King Street 351 -355	B,C	A	2	1	HO477	No	No	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register HO527 designation.
Bay View Hotel	King Street 360	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Ralph A. Stuart and Co. wool brokers, later NCO House	King Street 363	C	B	3	1	HO841	No	No	Yes	Reconcile the City of Melbourne address for this place (HO841, 363 King Street) with that stated in the Heritage Overlay schedule to clause 43.01 of the Melbourne Planning Scheme (357-369 King Street). Revise Heritage Places Inventory July 2015.
	King Street 364	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 366	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 368	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 369 -379	C	-	3	-	No	No	No	No	Revise Heritage Places Inventory July 2015.
Eades Park	King Street 372 -376	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	King Street 383	-	-	-	-	No	No	No	No	None.
Flagstaff House, Yuncken Freeman Architects Pty. Ltd. offices	King Street 407 -415	B	A	3	2	HO842	No	No	Yes	Revise Heritage Places Inventory July 2015.
	King Street 420 -430	-	-	-	-	HO3	No	No	No	None.
	King Street 432	-	-	-	-	HO3	No	No	No	None.
	King Street 436	-	-	-	-	HO3	No	No	No	None.
George Donald's house (also James Bryce's wooden house at rear)	King Street 438	-	B	-	2	HO3	No	Yes	Yes	Verify James Bryce's 1860s wooden house at the rear of this site by internal inspection. Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Mezrich-house, or Abraham Smith's house, later Don Henry Fulton's office	King Street	439	D	C	2	2	HO860	No	No	Yes	Revise Heritage Places Inventory July 2015.
	King Street	443	-	-	-	-	No	No	No	No	None.
Newstead or Ormiston house	King Street	444	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Flagstaff Terrace	King Street	445 -459	-	-	-	-	No	No	No	No	None.
	King Street	445	-	-	-	-	No	No	No	No	None.
City of Melbourne Electric Supply Department pillar-box, Hawke Street and King Street Reserve	King Street	446 near	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Underground Public Toilets Hawke Street and King Street Reserve	King Street	446	C	A	3	2	HO935	No	Yes	Yes	City of Melbourne should reinstate and restore this significant structure, with associated interpretive signage, within the stated aims of clause 43.01 Melbourne Planning Scheme to 'preserve and enhance' heritage places in the Heritage Overlay; Revise the Heritage Places Inventory July 2015 to reflect Heritage Victoria Register H2133 designation.
Elm, Hawke Street and King Street Reserve	King Street	446 near	-	C	-	-	HO3	Yes	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay as: 'Elm, Hawke Street and King Street Reserve, near 446 King Street, West Melbourne'; Revise Heritage Places Inventory July 2015.
447 King Street	King Street	447	-	-	-	-	No	No	No	No	None.
449 King Street	King Street	449	-	-	-	-	No	No	No	No	None.
	King Street	451	-	-	-	-	No	No	No	No	None.
	King Street	453	-	-	-	-	No	No	No	No	None.
	King Street	455	-	-	-	-	No	No	No	No	None.
	King Street	457	-	-	-	-	No	No	No	No	None.
	King Street	459	-	-	-	-	No	No	No	No	None.
Gair Manufacturing Company Pty. Ltd. Bulk Store	King Street	461 -467	-	C	-	2	No	Yes	No	Yes	Proposed Heritage Overlay: Gair Manufacturing Company Pty. Ltd. Bulk Store, 461-467 King Street, West Melbourne. Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices	King Street	469 -471	-	C	2	2	No	Yes	No	Yes	Proposed Heritage Overlay: 'West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices, 469-471 King Street, West Melbourne'; Revise Heritage Places Inventory July 2015.
Mitchell Water Australia	King Street	473	-	-	-	-	No	No	No	No	None.
Shop	King Street	477	-	-	-	-	No	No	No	No	None.
Young's hotel, former	King Street	479 -481	-	-	-	-	No	No	No	No	None.
Carpark	King Street	483 -485	-	-	-	-	No	No	No	No	None.
BSC House	King Street	487 -489	-	-	-	-	No	No	No	No	None.
	King Street	491 -495	-	-	-	-	No	No	No	No	None.
Downtown Signs	King Street	501 -509	-	-	-	-	No	No	No	No	None.
Tame and Company factory	King Street	511	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: 'Tame and Company factory, 511 King Street, West Melbourne'. Revise Heritage Places Inventory July 2015.
Plumbing Industry House	King Street	525	-	-	-	-	No	No	No	No	None.
	King Street	529 -535	-	-	-	-	No	No	No	No	None.
	King Street	541	-	-	-	-	No	No	No	No	None.
Cadell House	King Street	545	-	-	-	-	No	No	No	No	None.
	King Street	551	-	-	-	-	No	No	No	No	None.
Mair's row houses, part 555-557 King Street	King Street	555	C	C	3	3	HO774	No	Yes	Yes	None.
Mair's row house, part 555-557 King Street	King Street	557	C	C	3	3	HO774	No	Yes	Yes	None.
	King Street	559 -577	-	-	-	-	No	No	No	No	None.
Burnside House, part Houston's row houses 581-583 King Street	King Street	581	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Burnside House, part Houston's row houses 581-583 King Street	King Street	583	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Bell's house, part row houses, 585-587 King Street	King Street	585	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Victoria House or Dewar's house, part row houses, 585-587 King Street	King Street	587	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 589-591 King Street	King Street	589	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 589-591 King Street	King Street	591	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 595-597 King Street	King Street	595	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Frederick Stones' row houses, part 595-597 King Street	King Street	597	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
James Oliver's row houses, part 599-601 King Street	King Street	599	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
James Oliver's row houses, part 599-601 King Street	King Street	601	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Morton's farrier	King Street	609	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Cellular Clothing Company Ltd. works	King Street	613	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Baptist Church Reserve	King Street	621 -643	-	D	-	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	La Trobe Street	450	-	-	-	-	No	No	No	No	Revise i-Heritage entry.
Aberfoyle House, former Hickey Bros corn merchants	La Trobe Street	456	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015 and i-Heritage entry.
Taximeter Pty. Ltd., meter mechanics, later St James House	La Trobe Street	460 -462	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015 and i-Heritage entry.
Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants	La Trobe Street	488 -494	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: 'Edward J. and Samuel Spink workshop, also J. B. Watson's stores, later Molloy and Co, hide and skin merchants, 488-494 La Trobe Street, West Melbourne'. Revise Heritage Places Inventory July 2015 and i-Heritage entry.
Development site	La Trobe Street	500	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Craftsman Press Pty Ltd., printers, former	La Trobe Street	510 -516	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	La Trobe Street	520	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Walker, A. E. ?	La Trobe Street	526	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
O'Brien's cottage	Lothian Street	9	D	D	3	3	HO3	No	Yes	No	None.
Vacant land	Madden Lane	12 -14	-	-	-	-	HO3	No	No	No	None.
	Madden Lane	34	-	-	-	-	HO3	No	No	No	None.
Workshop, later Mansion Townhouses	Mansion House Lane	16 -26	-	-	-	-	No	No	No	No	None.
House	Mckendrick Lane	15	-	-	-	-	HO470	No	No	No	Remove from Heritage Overlay area, HO470, 95-101 Stanley St, West Melbourne, as not contributory to the identified significance of the heritage place.
	Miller Place	2	-	-	-	-	HO3	No	No	No	None.
Vacant land	Miller Place	4	-	-	-	-	HO3	No	No	No	None.
Vacant site	Miller Place	11	-	-	-	-	HO3	No	No	No	None.
Sturgess row houses, part 1-9 Miller Street	Miller Street	1	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Baptist Church chapel, Community Centre	Miller Street	2 -4	-	-	-	-	HO3	No	No	No	None.
Sturgess row house, part 1-9 Miller Street	Miller Street	3	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sturgess row house, part 1-9 Miller Street	Miller Street	5	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sturgess row house, part 1-9 Miller Street	Miller Street	7	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sturgess row house, part 1-9 Miller Street	Miller Street	9	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Miller Street	11	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	13	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	14	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	15	D	D	2	2	HO3	No	Yes	No	None.
Hollywood	Miller Street	16	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	17	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Hemingford flats	Miller Street	18 -20	-	-	-	-	HO3	No	No	No	None.
	Miller Street	19	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	21	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	22	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	23	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	24	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	25	D	D	2	2	HO3	No	Yes	No	None.
Relwof or Fowler house, and palm	Miller Street	26	C	B	2	2	HO3	No	Yes	Yes	Consider palm for addition to City of Melbourne Exceptional Tree Register. Revise Heritage Places Inventory July 2015.
	Miller Street	29	D	D	2	2	HO3	No	Yes	No	None.
Hope	Miller Street	31	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	32	D	D	2	2	HO3	No	Yes	No	None.
Waterstrom's house	Miller Street	33 -35	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015
	Miller Street	34	D	D	2	2	HO3	No	Yes	No	None.
Allandale or Allen's houses, part 37-39 Miller Street	Miller Street	37	C	C	2	2	HO3	No	Yes	Yes	None.
Fortune or Allan's houses, part 37-39 Miller Street	Miller Street	39	C	C	2	2	HO3	No	Yes	Yes	None.
	Miller Street	40	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	41	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	42	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	43	D	D	2	2	HO3	No	Yes	No	None.
Valkyrie or Bjornsen's house	Miller Street	44	C	C	2	2	HO3	No	Yes	Yes	None.
	Miller Street	45	D	D	2	2	HO3	No	Yes	No	None.
D. Ragozzino	Miller Street	46	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	47	D	D	2	2	HO3	No	Yes	No	None.
Incoda	Miller Street	48	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	51	D	D	2	2	HO3	No	Yes	No	None.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations	
	Miller Street	53	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	55	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	56	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	57	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	58	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	59	D	D	2	2	HO3	No	Yes	No	None.
Britannia Tie Company Pty. Ltd. factory	Miller Street	60 -80	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reconcile City of Melbourne property description.
	Miller Street	61	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	63	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	65	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	67	D	D	2	2	HO3	No	Yes	No	None.
Henry Bindon's house	Miller Street	69 -71	D	D	2	2	HO3	No	Yes	No	None.
	Miller Street	88	-	-	-	-	HO3	No	No	No	None.
Stormont Terrace or Ramage's row houses, part 90-92 Miller Street	Miller Street	90	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Stormont Terrace or Ramage's row houses, part 90-92 Miller Street	Miller Street	92	C	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Kathega	Miller Street	94	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Miller Street	96	D	D	3	3	HO3	No	Yes	No	None.
	Miller Street	104	-	-	-	-	HO3	No	No	No	None.
Robert Finlay's house	Miller Street	106	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
O'Brien's grocer's shop and residence	Miller Street	112	-	C	-	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Miller Street	114 -118	-	-	-	-	HO3	No	No	No	None.
Neville Jeffries House	Miller Street	120	-	-	-	-	HO3	No	No	No	None.
Bethune, P. N., engineers	Miller Street	130 -136	-	-	-	-	HO3	No	No	No	None.
Miller Street Park	Miller Street	135 -143	-	-	-	-	No	No	No	No	None.
William Hill's row houses	Milton Street	24 -28	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Peacock's row houses, part 30-32 Milton Street	Milton Street	30	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Peacock's row house, part 30-32 Milton Street	Milton Street	32	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Essie	Milton Street	34	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Sparey's row houses, part 36-38 Milton Street	Milton Street	36	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sparey's row houses, part 36-38 Milton Street	Milton Street	38	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Gilbey, W. and A.. Ltd, distillery and bottling plant	Milton Street	45 -47	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Peel Street	5 -19	-	-	-	-	HO3	No	No	No	None.
	Peel Street	21	D	-	3	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Market Service Station Pty Ltd	Peel Street	27 -31	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	33 -37	-	-	-	-	HO3	No	No	No	None.
	Peel Street	39 -47	-	-	-	-	HO3	No	No	No	None.
	Peel Street	49 -51	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	53	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	55	D	D	3	3	HO3	No	Yes	No	None.
Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace	Peel Street	57 -59	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Pearson and Chadwick's row houses, part 57-59, 61-63 Peel Street, Peel Terrace	Peel Street	61 -63	D	D	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dean's house	Peel Street	65	C	C	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Melbourne Towing Service	Peel Street	69 -71	D	D	3	3	HO3	No	Yes	No	None.
	Peel Street	73 -75	-	D	-	3	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Nest House, later Ausnest House	Peel Street	79	-	-	-	-	HO3	No	No	No	None.
	Peel Street	81	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Shop and residence row	Peel Street	85 -87	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Phoenix Clothing Company, rear	Phoenix Lane	4 -6	-	A	-	1	HO475	No	No	Yes	Revise Heritage Places Inventory July 2015 to concur with Victorian Heritage Register HO801 designation.
Phoenix Clothing Company, rear	Phoenix Lane	8	-	A	-	1	HO475	No	No	Yes	Revise Heritage Places Inventory July 2015 to concur with Victorian Heritage Register HO801 designation.
Hennessy Bros Bakery complex, part	Prout Lane	12	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Railway Place	70	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house	Railway Place	72 -74	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	76	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	78	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	80	D	D	2	2	HO3	No	Yes	No	None.
Row house	Railway Place	80 A	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	82	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	84	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	86	D	D	2	2	HO3	No	Yes	No	None.
	Railway Place	88 -104	D	-	2	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Railway Place	106 -116	-	-	-	-	HO3	No	No	No	None.
West Melbourne State School No. 1689 later West Melbourne Central School	Roden Street	1 -37	B	B	1	1	HO464	No	Yes	Yes	Interiors should be assessed as a significant former public building. Reconcile property address with Heritage Places Inventory July 2015.
Vacant site	Roden Street	14 -20	-	-	-	-	HO3	No	No	No	None.
	Roden Street	48	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	50	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	52	-	-	-	-	HO3	No	No	No	None.
	Roden Street	54	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	56	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	58	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	60	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	62	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Roden Street	64	D	D	2	2	HO3	No	Yes	No	None.
	Roden Street	66	D	D	2	2	HO3	No	Yes	No	None.
Peter Madden's house	Roden Street	68	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Sharp's house, later Noone's house	Roden Street	70	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	72	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	74	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	76	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Athlunkard or Malone's house	Roden Street	78	B	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Bowden's house	Roden Street	80	D	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alfred Coope's house	Roden Street	82	C	C	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	84	D	-	2	-	HO3	No	No	No	Remove this building from the Heritage Places Inventory July 2015
John White's house	Roden Street	86	D	B	2	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	88	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	89	-	-	-	-	No	No	No	No	None.
Monteith	Roden Street	90	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Rothwell	Roden Street	92	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Thor Alice?	Roden Street	94	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
McBride house	Roden Street	96	D	D	2	1	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Tait's house, formerly part Emerald Cottages, 132-142 Roden Street	Roden Street	132	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
City of Melbourne Electricity Supply substation	Roden Street	132 A	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	135 -137	-	-	-	-	No	No	No	No	None.
	Roden Street	136 -140	-	-	-	-	HO3	No	No	No	None.
	Roden Street	142 -146	-	-	-	-	HO3	No	No	No	None.
Tivoli Apartments	Roden Street	145	-	-	-	-	No	No	No	No	None.
Roden Terrace, part, 148 and 152 Roden Street	Roden Street	148	C	C	3	-	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Roden Terrace, part, 148 and 152 Roden Street	Roden Street	152	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Haddon's houses, part 154-156 Roden Street	Roden Street	154	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	155	-	-	-	-	No	No	No	No	None.
Haddon's houses, part 154-156 Roden Street	Roden Street	156	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	158 -162	D	-	3	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015
Thomas Hulse's house, part 159 -163 Roden Street, West Melbourne	Roden Street	159	D	D	3	2	HO843	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Thomas Hulse house, later Haddon's house, part 159 -163 Roden Street, West Melbourne	Roden Street	163	D	D	3	2	HO843	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Briscoe and Co ironmongers warehouse complex	Roden Street	164 -184	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Briscoe and Co ironmongers warehouse complex, part, 135-141 Hawke Street wing	Roden Street	164 -170, part	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015 grading and to reconcile City of Melbourne property address- replace 135-141 Hawke Street with 164-170 Roden Street.
Briscoe and Co ironmongers warehouse complex, part, Roden Street wing- see also 135-141 Hawke Street wing	Roden Street	164 -170, part	D	C	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	167 -169	-	-	-	-	No	No	No	No	None.
Wigton cottages, 171-179 Roden Street	Roden Street	171 -179	D	C	2	2	HO844	No	No	Yes	Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule for two Canary Island palms. Consider addition of two palms to City of Melbourne Exceptional Tree Register.
Wigton cottages, part 171-179 Roden Street	Roden Street	171	-	D	-	2	No	Yes	Yes	No	Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule; Revise Heritage Places Inventory July 2015.
Briscoe and Co ironmongers warehouse complex, part	Roden Street	172 -184	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Wigton cottages, part, 171-179 Roden Street, palms	Roden Street	173 -175	D	D	2	2	HO844	No	Yes	No	Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule for two Canary Island palms. Consider addition of two palms to City of Melbourne Exceptional Tree Register.
Wigton cottages, part 171-179 Roden Street	Roden Street	177	D	D	2	2	HO844	No	Yes	No	Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule.
Wigton cottages, part 171-179 Roden Street	Roden Street	179	D	D	2	2	HO844	No	Yes	No	Revise Heritage Overlay 844 (173 -179 Roden Street, West Melbourne) to include 171 Roden Street as part of original row and apply tree control to the clause 43.01 schedule.
Locke's house, part 197-199 Roden Street	Roden Street	197	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Roden Street	198 -206	-	-	-	-	HO3	No	No	No	None.
Locke's house, part 197-199 Roden Street	Roden Street	199	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hessey's house	Roden Street	201	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Hessey's house	Roden Street	203	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Roden Street	205 -211	-	-	-	-	HO3	No	No	No	None.
	Roden Street	208	-	-	-	-	HO3	No	No	No	None.
	Roden Street	212	-	-	-	-	HO3	No	No	No	None.
	Roden Street	215 -223	-	-	-	-	HO3	No	No	No	None.
	Roden Street	220	-	-	-	-	HO3	No	No	No	None.
	Roden Street	227 -235	-	-	-	-	HO3	No	No	No	None.
Moorside Wool Company	Roden Street	234	-	-	-	-	HO3	No	No	No	None.
Endorsed Carriers	Roden Street	241	-	-	-	-	HO3	No	No	No	None.
R. and W.H. Symington and Co. (Aust) Pty. Ltd. offices and factory	Rosslyn Street	22 -40	D	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	41 -47	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	42 -50	-	-	-	-	HO3	No	No	No	None.
Roslin or Thomas May's house, later Walker house	Rosslyn Street	49 -51	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
James Harrison House	Rosslyn Street	52 -54	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	53 -55	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	56	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	57 -63	-	-	-	-	HO3	No	No	No	None.
	Rosslyn Street	58	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	62	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	64	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
row house	Rosslyn Street	65	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	66	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Row house	Rosslyn Street	67	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	68	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
row house	Rosslyn Street	69	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Dr. Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part	Rosslyn Street	70 -74	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	71	-	-	-	-	HO3	No	No	No	None.
Row house, part Kirk's houses, 87-89 Rosslyn Street	Rosslyn Street	87	D	D	3	3	No	No	No	No	None.
Row house, part Kirk's houses, 87-89 Rosslyn Street	Rosslyn Street	89	D	D	3	3	No	No	No	No	None.
Tame and Co, sheet metal worker workshop	Rosslyn Street	92	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Ken Shi Kan	Rosslyn Street	93 -99	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Fox, L sheet metal worker	Rosslyn Street	96 -110	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., Creffields	Rosslyn Street	101 -107	-	C	-	2	No	Yes	No	Yes	Proposed Heritage Overlay: Felton Grimwade and Duerdins Pty. Ltd. factory, later Lyell-Owen Pty. Ltd., 101-107 Rosslyn Street, West Melbourne; Revise Heritage Places Inventory July 2015.
Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex	Rosslyn Street	109 -133	C, D	B	3	3	No	Yes	No	Yes	Proposed Heritage Overlay: Dixon and Co. cordial factory, later Felton Grimwade and Duerdins Pty. Ltd. chemical laboratory, factory and store complex, 109-133 Rosslyn Street, West Melbourne; Revise Heritage Places Inventory July 2015.
New Record Machinery Co, later Lydford	Rosslyn Street	112	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
McFarlane, D., Pty Ltd., metal merchant	Rosslyn Street	116 -118	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Row house, part Rosslyn Terrace, 120-124 Rosslyn Street	Rosslyn Street	120	D	D	3	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Row house, part Rosslyn Terrace, 120-124 Rosslyn Street	Rosslyn Street	122	D	D	3	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Row house, part Rosslyn Terrace, 120-124 Rosslyn Street	Rosslyn Street	124	D	D	3	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
MCC electricity Supply Substation	Rosslyn Street	126 (rear 124)	-	D	-	3	No	No	Yes	No	Revise Heritage Places Inventory July 2015.
Car park	Rosslyn Street	135 -141	-	-	-	-	No	No	No	No	None.
Car park	Rosslyn Street	143	-	-	-	-	No	No	No	No	None.
Car park	Rosslyn Street	145 -147	-	-	-	-	No	No	No	No	None.
Alessi	Rosslyn Street	162	-	-	-	-	No	No	No	No	None.
Vacant land	Rosslyn Street	171 -175	-	-	-	-	HO781	No	No	No	Remove 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.
	Rosslyn Street	178 -182	-	-	-	-	No	No	No	No	None.
Post Master General, later Australia Post National Data Facility	Rosslyn Street	185	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	200	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Rosslyn Street	210 -224	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	250	-	-	-	-	No	No	No	No	None.
Sampson Brothers Pty. Ltd., welding equipment warehouse	Rosslyn Street	252	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Baildon Dye Works Pty. Ltd.	Rosslyn Street	260	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	264 -266	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	268 -270	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	272 -274	-	-	-	-	No	No	No	No	None.
	Rosslyn Street	278	-	-	-	-	No	No	No	No	None.
Bennett and Company, engineers, later RACV garage	Rosslyn Street	280	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Rosslyn Street	288 -296	-	-	-	-	No	No	No	No	None.
Australian Biscuit Company Ltd. stores	Rosslyn Street	300	D	C	3	3	No	Yes	No	Yes	Proposed Heritage Overlay: Australian Biscuit Company Ltd. stores, 300 Rosslyn Street, West Melbourne; Revise Heritage Places Inventory July 2015.
	Silk Place	45	-	-	-	-	HO3	No	No	No	None.
	Silk Place	85	-	-	-	-	HO3	No	No	No	None.
	Silk Place	94	-	-	-	-	HO3	No	No	No	None.
Melbourne Remand Centre, later Assessment Prison	Spencer Street	317	-	B	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Melbourne Remand Centre, later Assessment Prison, 317 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.
	Spencer Street	330	-	-	-	-	No	No	No	No	None.
Spencer, Jeffcott Motor and Engineering Works, motor engineers	Spencer Street	350	-	-	-	-	No	No	No	No	None.
Sands and McDougall precinct	Spencer Street	355 -371	A	A	3	1	HO771	No	Yes	Yes	Revise Heritage Overlay 771 name, address and map to reflect the identified contributory elements in this report: 'Sands and McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped in the place report, Appendix 3. Revise Heritage Places Inventory July 2015.
McLeod's row house and shop, later Edwards' general store (part)	Spencer Street	362 -364	D	C	3	3	HO785	No	No	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Spencer Street	366 -370	-	-	-	-	No	No	No	No	None.
Sands and McDougall Ltd factory and warehouse complex, warehouse part	Spencer Street	371	-	A	-	1	HO771	No	Yes	Yes	Revise Heritage Overlay 771 map, name and address to reflect the identified contributory elements in this report: 'Sands and McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped in the place report, Appendix 3.
Ross, J. and H., Pty. Ltd. toy importers	Spencer Street	372 -376	-	-	-	-	No	No	No	No	None.
Ross, J. and H., Pty. Ltd. toy importers, later GAA House	Spencer Street	378 -382	-	-	-	-	No	No	No	No	None.
Alexander Dick's house also Tinto House, later Curtin House	Spencer Street	384	D	C	2	2	HO786	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Aaron Danks' factory-warehouses	Spencer Street	386 -394	D	C	3	2	HO786	No	No	Yes	Revise Heritage Places Inventory July 2015.
The Carron Tavern	Spencer Street	396 -400	-	-	-	-	No	No	No	No	None.
Vacant land	Spencer Street	404 -418	-	-	-	-	No	No	No	No	None.
Bennett's Dalston Bakery	Spencer Street	405 -407	C	B	3	2	HO779	No	No	Yes	Revise Heritage Places Inventory July 2015.
Gadsen and Sons, later Henry Bennett, baker	Spencer Street	409 -413	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
M.G. Servex Electrics Pty Ltd, electrical appliances manufacturers?	Spencer Street	419 -421	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Australian Glass Manufacturers Co. Ltd. (façade only)	Spencer Street	420	C	B	3	3	HO787	No	No	Yes	Revise Heritage Places Inventory July 2015.
Development site	Spencer Street	423 -435	-	-	-	-	No	No	No	No	None.
Edward Jacks shops and residences, part Victorian-era commercial streetscape	Spencer Street	437	D	D	3	2	HO780	No	Yes	No	Revise Heritage Places Inventory July 2015.
Victorian-era commercial streetscape	Spencer Street	437 -441	D	varies	3	2	HO780	No	No	Yes	Revise Heritage Places Inventory July 2015.
Vacant land	Spencer Street	438 -452	-	-	-	-	No	No	No	No	None.
Crabtree's tailor shop and residence, part Victorian-era commercial streetscape	Spencer Street	441	D	C	3	2	HO780	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Brown's factory, later Preston Motors Pty. Ltd.	Spencer Street	445	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.
	Spencer Street	456	-	-	-	-	No	No	No	No	None.
Permacase travel goods	Spencer Street	465	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Spencer Street	466	-	-	-	-	No	No	No	No	None.
	Spencer Street	467	-	-	-	-	No	No	No	No	None.
English Scottish and Australian Bank Limited	Spencer Street	470	-	-	-	-	No	No	No	No	None.
Hotel Spencer	Spencer Street	475	C	B	3	3	HO781	No	No	Yes	Remove 171-175 Rosslyn Street from HO781 Hotel Spencer, 475 Spencer Street, West Melbourne, as mapped in the place report Appendix 3.
	Spencer Street	484	-	-	-	-	No	No	No	No	None.
	Spencer Street	487 -489	-	-	-	-	No	No	No	No	None.
	Spencer Street	490	-	-	-	-	No	No	No	No	None.
Ethelboro or Clarke's house, part Commercial streetscape 491-501 Spencer Street	Spencer Street	491	D	D	2	2	HO782	No	Yes	No	None.
Commercial streetscape, 491-501 Spencer Street	Spencer Street	491 -501	varies	varies	2	2	HO782	No	No	Yes	None.
Clark and Heron's building, part commercial streetscape 491-501 Spencer Street	Spencer Street	493	D	D	2	2	HO782	No	Yes	No	None.
Shops and residences, part commercial streetscape 491-501 Spencer Street	Spencer Street	495 -497	D	D	2	2	HO782	No	Yes	No	None.
Barnes' shop and residence, part commercial streetscape 491-501 Spencer Street	Spencer Street	499	C	C	2	2	HO782	No	Yes	Yes	None.
	Spencer Street	500	-	-	-	-	No	No	No	No	None.
James Campbell's shop and residence	Spencer Street	502	D	C	3	2	HO788	No	No	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Shop and residence, later Chinese laundry.	Spencer Street	503	-	D	-	2	No	Yes	Yes	No	Consider including the Victorian-era shop and residence at 503 Spencer Street in Heritage Overlay 845, 505-511 Spencer Street, West Melbourne to become '503-511 Spencer Street, West Melbourne'. Revise Heritage Places Inventory July 2015.
	Spencer Street	504	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Yule's shops and residences	Spencer Street	505 -507	D	D	2	2	HO845	No	Yes	No	None.
Edwardian and Victorian-era commercial streetscape	Spencer Street	505 -511	varies	varies	varies	2	HO845	No	No	Yes	Consider including the Victorian-era shop and residence at 503 Spencer Street in Heritage Overlay 845, 505-511 Spencer Street, West Melbourne to become '503-511 Spencer Street, West Melbourne'. Revise Heritage Places Inventory July 2015.
	Spencer Street	506	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Doyle's shop and residence, part 509-511 Spencer Street	Spencer Street	509	C	C	2	2	HO845	No	Yes	Yes	None.
Doyle's shop and residence, part 509-511 Spencer Street	Spencer Street	511	C	C	2	2	HO845	No	Yes	Yes	None.
Woolworth's (Victoria) Ltd.	Spencer Street	512 -542	-	-	-	-	No	No	No	No	None.
Royal Mail Hotel (formerly Cook's Hotel)	Spencer Street	519	C	C	3	3	HO783	No	No	Yes	None.
	Spencer Street	525	-	-	-	-	No	No	No	No	None.
	Spencer Street	527	-	-	-	-	No	No	No	No	None.
Vulcan Motors Pty. Ltd., motor garage, part	Spencer Street	535 -539	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Associated Taxi Services offices and service station, later Embassy café and service station	Spencer Street	541 -547	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Associated Taxi Services offices and service station, later Embassy café and service station, 541-547 Spencer Street, West Melbourne; Revise Heritage Places Inventory July 2015.
Butcher's shop and residence	Spencer Street	544	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Car wash	Spencer Street	550 -558	-	-	-	-	HO3	No	No	No	None.
Henry B. Smith Ltd., wool broker	Spencer Street	551	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Spencer Street	560 -576	-	-	-	-	HO3	No	No	No	None.
Smith, Henry. B., wool broker, later Cinnabar Square	Spencer Street	561	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Lever Brothers Pty. Ltd., soap manufacturers offices, factory.	Spencer Street	567	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Recreation Club Hotel later McMahon's Hotel	Spencer Street	573 -579	-	-	-	-	HO3	No	No	No	None.
Glencoe	Spencer Street	580	D	D	2	2	HO3	No	Yes	No	The works carried out after c2004 should be compared with planning application documentation to ensure conformity. The facade should be restored using the photographic evidence from the <i>North and West Melbourne Conservation Study</i> (1983).
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	582	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Eagle Hotel, later shop and residence	Spencer Street	583	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	584	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	586	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	587	-	-	-	-	HO3	No	No	No	None.
Annagh Terrace, part 582-588 Spencer Street	Spencer Street	588	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	589	D	D	2	2	HO3	No	Yes	No	None.
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	590	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	591	D	D	2	2	HO3	No	Yes	No	None.
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	592	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	593	-	-	-	-	HO3	No	No	No	None.
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	594	C	C	2	2	HO3	No	Yes	Yes	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Linton terrace or Taylor's row houses, part 590-596 Spencer Street	Spencer Street	596	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	598	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	599	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Yarra Cottages	Spencer Street	599 -615	D	C	2	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house	Spencer Street	600	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	601	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Kampung Lepak	Spencer Street	602 -604	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	603	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	605	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	606	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	607	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	608	D	D	2	2	HO3	No	Yes	No	None.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	609	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	611	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	612	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	613	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	614	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Yarra Cottages, part 599-615 Spencer Street	Spencer Street	615	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Union Trustee Company row houses, part 616-618 Spencer Street	Spencer Street	616	C	C	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	617 -643	-	-	-	-	HO3	No	No	No	None.
Union Trustee Company row houses, part 616-618 Spencer Street	Spencer Street	618	C	C	2	2	HO3	No	Yes	Yes	None.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations	
	Spencer Street	620	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	624	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	626	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	630	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	632	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	634	D	D	2	2	HO3	No	Yes	No	None.
	Spencer Street	636	D	D	2	2	HO3	No	Yes	No	None.
Lizzie Boan's house	Spencer Street	638 -642	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	644	D	D	2	2	HO3	No	Yes	No	None.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	646	D	D	2	2	HO3	No	Yes	No	None.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	648	D	D	2	2	HO3	No	Yes	No	None.
Wool store	Spencer Street	649	-	-	-	-	HO3	No	No	No	None.
Emma Terrace, part 644-650 Spencer Street	Spencer Street	650	D	D	2	2	HO3	No	Yes	No	None.
Poster billboards on vacant land	Spencer Street	652 -656	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	653	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	655	-	-	-	-	HO3	No	No	No	None.
Primitive Methodist Church parsonage	Spencer Street	660 -676	D	C	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Spencer Street	661 -667	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	669 -671	-	-	-	-	HO3	No	No	No	None.
	Spencer Street	673 -683	-	-	-	-	HO3	No	No	No	None.
Australian Workers Union	Spencer Street	685	-	-	-	-	HO3	No	No	No	None.
Severn Cottage	Spencer Street	693	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Spencer Street	695	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Young's row house	Spencer Street	697	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Claremont or part Hardie's row houses	Spencer Street	699	D	D	2	2	HO3	No	Yes	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Annie Cottage or part Hardie's row houses	Spencer Street	701	D	D	2	2	HO3	No	Yes	No	None.
Glenarra House	Spencer Street	703	C	C	2	2	HO3	No	Yes	Yes	None.
Loch-End or Gillespie's house	Spencer Street	707	B	B	2	2	HO3	No	Yes	Yes	None.
	Spencer Street	709 -713	-	-	-	-	HO3	No	No	No	None.
Jesmond, or Dixon house	Stanley Street	8	B	A	1	1	HO3	No	Yes	Yes	City of Melbourne should submit this place to Heritage Victoria for addition to Victorian Heritage Register as of State significance, given historical associations.
	Stanley Street	17	-	-	-	-	No	No	No	No	None.
	Stanley Street	19	-	-	-	-	No	No	No	No	None.
	Stanley Street	23	-	-	-	-	No	No	No	No	None.
	Stanley Street	25 -29	-	-	-	-	No	No	No	No	None.
Edments Bulk store, later Dickins, S. E., Pty Ltd, grocers	Stanley Street	31 -47	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part	Stanley Street	31 -47, rear	D,C	C	3	3	No	Yes	No	Yes	Proposed Heritage Overlay: Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part, 31-47, rear Stanley Street, West Melbourne. Revise Heritage Places Inventory July 2015.
	Stanley Street	49 -59	-	-	-	-	No	No	No	No	None.
Bevan and Edwards bulk store, part 61-67 Stanley Street	Stanley Street	61 -63	D	C	3	2	HO469	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Edwardian and Victorian-era streetscape	Stanley Street	61 -67	D	varies	3	2	HO469	No	No	Yes	Revise Heritage Places Inventory July 2015.
Alfred Hasker, later Barrett Brothers and Burston and Company Pty. Ltd. maltsters, part former	Stanley Street	62 -80	-	C	-	3	No	Yes	No	Yes	Proposed Heritage Overlay: Alfred Hasker, later Barrett Bros and Burston and Company Pty. Ltd. maltsters, part former complex, 62-80 Stanley Street, West Melbourne; Revise Heritage Places Inventory July 2015.
David Walker house, part 61-67 Stanley Street	Stanley Street	65	D	C	3	2	HO469	No	Yes	Yes	Revise Heritage Places Inventory July 2015 for grading and address.
	Stanley Street	69	-	-	-	-	No	No	No	No	None.
	Stanley Street	71 -73	-	-	-	-	No	No	No	No	None.
Industrial S'ery Engineers Pty. Ltd.	Stanley Street	82 -86	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Moses Park's row houses, part 95-101 Stanley Street	Stanley Street	95	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row house streetscape, 95-101 Stanley Street	Stanley Street	95 -101	D	D	3	2	HO470	No	No	Yes	Revise Heritage Places Inventory July 2015.
Moses Park's row houses, part 95-101 Stanley Street	Stanley Street	97	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
James Burns row houses, part 95-101 Stanley Street	Stanley Street	99	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
James Burns row houses, part 95-101 Stanley Street	Stanley Street	101	D	D	3	2	HO470	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	103 -113	-	-	-	-	No	No	No	No	None.
	Stanley Street	115	-	-	-	-	No	No	No	No	None.
	Stanley Street	123 -125	-	-	-	-	No	No	No	No	None.
	Stanley Street	124 -128	-	-	-	-	No	No	No	No	None.
Inter-war workshop group	Stanley Street	127 -153	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Doyle, Samuel bakery	Stanley Street	130 -136	-	D	-	2	No	No	No	No	Revise Heritage Places Inventory July 2015.
Doyle's factory, later Plywood and Trading Company Pty. Ltd.	Stanley Street	138 -140	D	C	3	2	HO471	No	No	Yes	Revise Heritage Places Inventory July 2015.
Doyle's factory, later Fernshaws Pty. Ltd., manufacturing chemists	Stanley Street	142 -144	-	-	-	-	No	No	No	No	None.
	Stanley Street	152	-	-	-	-	No	No	No	No	None.
Brown's factory also Commonwealth Steel Company	Stanley Street	154	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	162 -170	-	-	-	-	No	No	No	No	None.
	Stanley Street	172	-	-	-	-	No	No	No	No	None.
	Stanley Street	173	-	-	-	-	No	No	No	No	None.
Falcon Engineering Pty. Ltd. (Vic)	Stanley Street	175	-	-	-	-	No	No	No	No	None.
Speciality Steel and Hardware Manufacturing Company, former	Stanley Street	176	-	-	-	-	No	No	No	No	None.
	Stanley Street	178	-	-	-	-	No	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Stanley Street	179	-	D	-	3	No	No	No	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	180	-	-	-	-	No	No	No	No	None.
	Stanley Street	182	-	-	-	-	No	No	No	No	None.
	Stanley Street	183	-	-	-	-	No	No	No	No	None.
	Stanley Street	186	-	-	-	-	No	No	No	No	None.
Lourdes, Hannah Smith's house and dairy	Stanley Street	187	D	C	3	2	No	Yes	Yes	Yes	Revise boundary to HO3 North & West Melbourne Precinct to include this house as a contributory place; Revise Heritage Places Inventory July 2015.
William Cullen's house or Ballydavid House, part 191-193 Stanley Street	Stanley Street	191	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
William Cullen's house or Ballinlough House, part pair 191-193 Stanley Street	Stanley Street	193	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Stanley Street	195	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	197	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Rose	Stanley Street	199	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Grier house	Stanley Street	200	D	D	3	3	HO3	No	Yes	No	None.
	Stanley Street	201	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	202	-	-	-	-	HO3	No	No	No	None.
	Stanley Street	203	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	206	-	-	-	-	HO3	No	No	No	None.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	207	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015 grading and reconcile address with City of Melbourne property description.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	209	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Corden, J. S. and Company Pty. Ltd.	Stanley Street	210	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	211	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	213	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	215	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	217	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Stanley Street	218 -228	-	-	-	-	HO3	No	No	No	None.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	219	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Australian Biscuit Company's row houses, part 205-221 Stanley Street	Stanley Street	221	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Fitchett Brothers Pty. Ltd. Factory	Stanley Street	240 -250	-	C	-	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cephalonian Society of Victoria	Stawell Street	16 -20	-	-	-	-	No	No	No	No	None.
	Stawell Street	36 -56	-	-	-	-	HO3	No	No	No	None.
	Stawell Street	40	-	-	-	-	HO3	No	No	No	None.
	Stawell Street	49 -53	-	-	-	-	No	No	No	No	Heritage Places Inventory July 2015 needs qualification- 49 Stawell Street in both North and West Melbourne.
	Stawell Street	50	-	-	-	-	HO3	No	No	No	None.
Victoria Buildings or Walton's shop and residence row	Victoria Street	173 -181	C	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Infill	Victoria Street	183 -185	-	-	-	2	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
Hughes shop and residences	Victoria Street	187 -189	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Prince Albert Hotel, later shop and residence, part 195-197 Victoria Street	Victoria Street	195	B	B	2	2	HO3	No	Yes	Yes	None.
Pringle's baker's shop and residence, part 195-197 Victoria Street	Victoria Street	197 -197A	B	B	2	2	HO3	No	Yes	Yes	None.
Pat Cleary's shop and residence	Victoria Street	199	D	D	2	2	HO3	No	Yes	No	None.
William Hughes warehouse	Victoria Street	201 -203	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	205	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence	Victoria Street	207	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence, part 209-211 Victoria Street	Victoria Street	209	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence, part 209-211 Victoria Street	Victoria Street	211	D	D	2	2	HO3	No	Yes	No	None.
Shop and residence, part 213-215 Victoria Street	Victoria Street	213	D	D	2	2	HO3	No	Yes	No	None.
Allison's shop and residence, part 213-215 Victoria Street, later Don Camillo coffee lounge	Victoria Street	215	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Henry Allison later Alfred Allison, undertaking premises (part)	Victoria Street	217 -219	D	B	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Henry Allison later Alfred Allison, undertaking premises (part)	Victoria Street	221	D	C	2	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	223	D	D	2	2	HO3	No	Yes	No	None.
Boyle's Chemist shop and residence	Victoria Street	229	D	D	2	2	HO3	No	Yes	No	None.
St Mary's Star of the Sea Church complex, and stained glass window	Victoria Street	273	B	A	2	1	HO979	No	Yes	Yes	Revise Heritage Places Inventory July 2015 grading and reconcile address with Heritage Victoria Register H2182.
Stedford's shop and residence row part 279-285 Victoria Street	Victoria Street	279	B	B	1	1	HO3	No	Yes	Yes	None.
Stedford's shop and residence row part 279-285 Victoria Street	Victoria Street	281	B	B	1	1	HO3	No	Yes	Yes	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Stedeford's shop and residence row part 279-285 Victoria Street	Victoria Street	283	B	B	1	1	HO3	No	Yes	Yes	None.
Stedeford's shop and residence row part 279-285 Victoria Street	Victoria Street	285	B	B	1	1	HO3	No	Yes	Yes	None.
Hennessy Brothers baker's shop	Victoria Street	287 -291	D	D	1	1	HO3	No	Yes	No	None.
Donald's shop and residence row, part 293-295 Victoria Street	Victoria Street	293	B	B	1	1	HO3	No	Yes	Yes	None.
Donald's shop and residence row, part 293-295 Victoria Street	Victoria Street	295	B	B	1	1	HO3	No	Yes	Yes	None.
John Stedeford's shop and residence row	Victoria Street	297 -307	B	B	1	1	HO3	No	Yes	Yes	None.
	Victoria Street	309	D	D	1	1	HO3	No	Yes	No	None.
	Victoria Street	311	D	D	1	1	HO3	No	Yes	No	None.
Stedeford's shop and residence, part 313-315 Victoria Street	Victoria Street	313	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Stedeford's shop and residences, part 313-315 Victoria Street	Victoria Street	315	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Phillip Bevan's, later Conway's shops and residences	Victoria Street	317 -319	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Car Park, site of Ekman and Sons Furniture Warehouse and North and West Melbourne Coffee Palace	Victoria Street	325 -341	-	-	-	-	HO3	No	No	No	None.
McGlone's shop and residence part Victoria Buildings, 343-345 Victoria Street	Victoria Street	343	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
John Stedeford's shop and residence, part Victoria Buildings, 343-345 Victoria Street	Victoria Street	345	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Colonial Bank of Australasia (branch)	Victoria Street	347	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alexander Stewart's shops and residences, part 349-359 Victoria Street	Victoria Street	349 -351	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Alexander Stewart's shops and residences, part 349-359 Victoria Street	Victoria Street	353	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
W. B. Simpson's real estate office and residence	Victoria Street	355	D	B	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cullen's shops and residences, part 349-359 Victoria Street	Victoria Street	357	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Cullen's shops and residences, part 349-359 Victoria Street	Victoria Street	359	D	C	1	1	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Three Crowns Hotel	Victoria Street	361 -365	B	B	1	1	HO3	No	Yes	Yes	None.
Shop and Bantry flats	Victoria Street	375 -379	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	381	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Ennisvale	Victoria Street	383	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Shop	Victoria Street	385	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	387	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	389	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	391	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	393	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	417	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	419	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	421	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Delmont	Victoria Street	423	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Delmont	Victoria Street	425	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	427	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	429	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Drummond house	Victoria Street	431	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Ottawa	Victoria Street	433	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Ballarat	Victoria Street	435	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	439	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Ogden's house	Victoria Street	441	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	443	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	445	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Breto	Victoria Street	447	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	453	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	457 -459	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Maison du Soleil	Victoria Street	461	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	Victoria Street	463	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Thomas Swanson's house, later Alder's house	Victoria Street	465	B	B	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
George Swanson's house	Victoria Street	467	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Romolo or Bagley house	Victoria Street	469	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	Victoria Street	473 -479	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	483	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	487 -491	-	-	-	-	HO3	No	No	No	None.
Silk Apartments	Victoria Street	493	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	503 -509	-	-	-	-	HO3	No	No	No	None.
	Victoria Street	513	-	-	-	-	No	No	No	No	None.
	Walsh Street	1	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	3	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	5	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	7	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	9	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	11	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	13	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
	Walsh Street	15	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	17	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	19	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	22 -36	-	-	-	-	HO3	No	No	No	None.
Browne's houses, part 23-25 Walsh Street	Walsh Street	23	C	C	3	3	HO3	No	Yes	Yes	None.
Browne's houses, part 23-25 Walsh Street	Walsh Street	25	C	C	3	3	HO3	No	Yes	Yes	None.
	Walsh Street	33	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	38	-	-	-	-	HO3	No	No	No	None.
Walsh Apartments	Walsh Street	42 -52	D	-	3	-	HO3	No	No	No	Revise Heritage Places Inventory July 2015.
	Walsh Street	43	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Comino's house	Walsh Street	45	-	D	-	3	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Vacant land	Walsh Street	47 -49	-	-	-	-	HO3	No	No	No	None.
James Noonan's house, also Cameron House	Walsh Street	54 -56	B	B	3	3	HO3	No	Yes	Yes	None.
	Walsh Street	55	-	-	-	-	HO3	No	No	No	None.
	Walsh Street	58 -60	-	-	-	-	HO3	No	No	No	None.
Wickham's house, later Oakey's house	Walsh Street	62	C	C	3	3	HO3	No	Yes	Yes	None.
Flagstaff Gardens The Court Favourite Sculpture	William Street	309 -311	C	A	-	-	HO793	No	No	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens Caretaker's's Residence	William Street	309	C	A	-	-	HO793	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens	William Street	309 -311	-	A	-	-	HO793	No	No	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens Sundial	William Street	309 -311	C	A	-	-	HO793	No	No	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens Pioneers Monument	William Street	309 -311	C	A	-	-	HO793	No	No	No	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register H2041 designation.
Flagstaff Gardens tennis courts and pavilion	William Street	309 -311	C	A	-	-	HO793	No	Yes	Yes	Revise Heritage Places Inventory July 2015 to reflect Victorian Heritage Register designation.
Royal Standard Hotel	William Street	333 -337	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	339	-	-	-	-	HO3	No	No	No	None.

Name	Address		Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations
Row house, part 343, 345-349 William Street	William Street	343	C	C	3	3	HO3	No	Yes	Yes	None.
Row house, part 343, 345-349 William Street	William Street	345	C	C	3	3	HO3	No	Yes	Yes	None.
Row house, part 343, 345-349 William Street	William Street	347	C	C	3	3	HO3	No	Yes	Yes	None.
Row house, part 343, 345-349 William Street	William Street	349	C	C	3	3	HO3	No	Yes	Yes	None.
Cellular Clothing Company Ltd. works	William Street	351 -353	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Demco Machinery Company Pty. Ltd. machinery merchants and Ansett Knitting Mills Pty. Ltd.	William Street	355	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Catholic Education - Northern Area (former Independent Church site)	William Street	369 -381	-	-	-	-	HO3	No	No	No	None.
Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve	William Street	383 -389	-	C	-	-	HO3	No	Yes	Yes	Proposed Heritage Overlay or Vegetation Protection Overlay for: 'Canary Island pines (x2 'Pinus canariensis'), Howard Street and William Street Reserve'
Howard Street and William Street Reserve	William Street	383 -389	-	D	-	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
State Rivers and Water Supply Research and Testing Laboratories	William Street	420 -424	-	C	-	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	426	-	-	-	-	HO3	No	No	No	None.
	William Street	430	-	-	-	-	HO3	No	No	No	None.
	William Street	432	-	-	-	-	HO3	No	No	No	None.
Zeplin's house	William Street	436	C	B	3	3	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	438 -444	-	-	-	-	HO3	No	No	No	None.
Howat's row houses, part 446-450 William Street	William Street	446	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Howat's row houses, part 446-450 William Street	William Street	448	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Howat's row houses, part 446-450 William Street	William Street	450	C	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.

Name	Address	Existing Grading (A-E)	Proposed Grading (A-D)	Existing Streetscape Level (1-3)	Proposed Streetscape Level (1-3)	Heritage Overlay	Proposed for new Heritage Overlay?	Contributory to precinct?	Significant	Recommendations	
	William Street	452	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	William Street	454	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
Row houses, also Glaisnock or Howat house, later Walnut Tree Apartments	William Street	456 -460	D,C	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	William Street	462	-	-	-	-	HO3	No	No	No	None.
	William Street	464 -468	-	-	-	-	HO3	No	No	No	None.
Glance's row houses part 470-476 William Street	William Street	470	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Glance's row houses part 470-476 William Street	William Street	472	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
Glance's row houses part 470-476 William Street	William Street	474 -476	D	C	3	2	HO3	No	Yes	Yes	Revise Heritage Places Inventory July 2015.
	William Street	478	D	D	3	2	HO3	No	Yes	No	Revise Heritage Places Inventory July 2015.
	William Street	480	-	-	-	-	HO3	No	No	No	None.
	William Street	482	-	-	-	-	HO3	No	No	No	None.
	William Street	484 -490	-	-	-	-	HO3	No	No	No	None.

Appendix 2: Heritage assessments - all places

The following are brief preliminary assessments of, and research on, all surveyed places in the West Melbourne project area. Places within the project area, assessed in the Arden-Macaulay Heritage Review 2012, are excluded from this report.

Refer to *Appendix 3*: for heritage assessments and Statements of Significance for potential individually significant places, as precincts streetscapes or individual places.

Place assessment data

This Appendix provides the following information:

Place address

Arranged in alphabetical street order, using City of Melbourne addresses.

Place name

Name based on original or early owner or place name if known.

Survey notes

Brief preliminary observations from the project survey, typically noting distinctive elements at the place that have not been noted previously in the Building Identification Form (BIF) or changes since previous assessments.

A typical entry is 'Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below'- this refers to the abstract of the heritage study Building Information Form (BIF) available on the City of Melbourne i-Heritage web site that has management recommendations and details on the place. Another common entry is 'Not assessed' which refers to places outside of the identified significant period in North and West Melbourne, this period being focussed on Victorian and Edwardian-era places as supported by Interwar places. Post Second War places are generally not assessed unless recognised individually in a comparative heritage work for its significance, such as the Heritage Victoria post-war study. (Refer to *Limitations of this review*)

Existing Heritage Overlay

The existing Heritage Overlay number and name as seen in the schedule to clause 43.01, Melbourne Planning Scheme.

Existing grading of place

Place heritage rankings or gradings on the scale of A-D, as defined in the *Heritage Places Inventory* (2015). See *Appendix 5: Heritage definitions used by City of Melbourne*.

Existing streetscape level of place

Streetscape Levels ranked on the scale of 1-3, as defined in the *Heritage Places Inventory* (2015). See *Appendix 5: Heritage definitions used by City of Melbourne*.

Proposed place grading

Proposed revised place gradings A-D (see *Appendix 5: Heritage definitions used by City of Melbourne*) within the identified West Melbourne thematic context and typically for places dating from c1835-1945 (refer to *Limitations of this review*).

Proposed streetscape level for place

Proposed revised streetscape levels 1-3 (see *Appendix 5: Heritage definitions used by City of Melbourne*) within the West Melbourne thematic context.

What era or date does the place express?

An estimated creation date for the place followed by its expression of key eras in the development of West Melbourne and the City of Melbourne:

- Early Victorian-era typically 1837-1875;
- Victorian-era, 1837-1900;
- Edwardian-era, 1901-1918;
- Interwar era, 1919-1945; and
- Post World War Two era, 1945-.

What are the heritage values seen at the place?

The following heritage or cultural values are the recognised key aspects possessed by a place for potential recognition within the planning scheme Heritage Overlay (see *Appendix 6: Assessment criteria used in this report*).

- Historical;

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- Aesthetic;
- Social; and/or
- Scientific.

These values may be evident but not necessarily significant.

Is the place individually significant?

Assessed as individually significant judged within the local (West Melbourne or the City of Melbourne) or State context using the stated Heritage Victoria criteria as compared to similar places (refer *Appendix 6: Assessment criteria used in this report*) and typically for places dating from c1835-1940, as guided by the existing Statements of Significance for the Heritage Overlays surveyed.

Where a place has not been assessed because of its creation date range (post 1945) and known status (no awards), 'not significant or contributory' is selected where the place is of no recognised or known significance and does not contribute to the identified heritage themes in the West Melbourne area.

Is the place contributory to a Heritage Overlay Area?

The place is assessed as contributory to an existing Heritage Overlay or Heritage Overlay Area (Heritage Overlay listed, typically HO3, North and West Melbourne) using the stated Heritage Victoria criteria and the existing or interim Statement of Significance (see Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology and Appendix 6: Assessment criteria used in this report).

Historic themes represented?

(See Appendix 4: Heritage Overlay area Statements of Significance, historical themes, and thematic chronology) Thematic expression is as defined in *Thematic History – A History of the City of Melbourne's Urban Environment* (2012).

Recommendations

Recommendations for places, that are in addition to the general recommendations provided above, involving for example potential adjustment of existing Heritage Overlay boundaries, names or

contributory elements. Also in the case of identified significant trees on private land, the City of Melbourne has an Exceptional Tree Register that could also be considered for listing these trees as well as the Heritage Overlay or the Vegetation Protection Overlay.

Main references

Typically, potential significant places have been checked against the following general references, with specific references stated for each place. Wherever possible reference material is quoted as originally published to provide factual rather than interpreted data. This may mean inclusion of abbreviations or acronyms, or misspellings.

- Municipal rates search to establish first or major owners and/or occupiers (City of Melbourne Rate and Valuers Books, typically quoted as written) as held at the Victorian Public Records Office (cited as VPRO);
- City of Melbourne building permit applications to ascertain or verify construction dates, owners, designers and builders, as held at the Victorian Public Records Office;
- City of Melbourne Geographic Information System (GIS) map 2015 provided of the project area;
- City of Melbourne online maps with property histories, title, and planning data and recent images;
- City of Melbourne database extract that provided the basis for the Review database, with place addresses, property numbers, and heritage status for all properties in the project area;
- Sands and McDougall directories of Melbourne and Victoria, used to early discover occupiers, typically quoted in this report as published;
- Melbourne and Metropolitan Board of Works (referred to as MMBW) Detail (DP) and Record Plans (RP) of Melbourne, typically dating from c1895, accessed at the State Library of Victoria web site, or available as a layer on the City of Melbourne online maps;

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- City of Melbourne Town Planning register online;
- City of Melbourne *i-Heritage*, online heritage database that includes abstracts from the Building Identification Forms (BIF) for the City of Melbourne heritage studies including the *Central Activities District Conservation (CAD) Study* (1985) and *North and West Melbourne Conservation Study* (1983), each form providing an image, data and management direction for each surveyed place (cited as i-Heritage search results: Abstract of Building Identification Form, [BIF]), if existing quoted directly in the Review;
- *Heritage Places Inventory* (2008, 2015);
- Hermes Victoria's Heritage Database, private online resource hosted by Heritage Victoria (cited as Hermes);
- Victorian Heritage Database, online;
- City of Melbourne online maps which include title data and some planning applications also historical layers for the 1945 aerial photography of Melbourne, 1895 MMBW Detail Plans and consolidated Parish Plan for the West Melbourne area;
- Probate records, accessed online at the Victorian Public Records Office (cited as VPRO);
- Australian births, deaths and marriages indices and Commonwealth or Australia Electoral Rolls accessed via Ancestry.com online genealogical database;
- Newspapers searched from the National Library of Australia online Trove collections;
- State Library of Victoria map, manuscript, picture and book collections;
- Picture Australia web image searches;
- Lewis, Miles. online Australian Architecture Index, typically listed as a quoted record or table extract with record number, builder, owner, address, type and date;
- *Victorian Government Gazette* (cited as VGG) accessed online;
- Victorian Parliamentary Papers (cited as VPP) accessed online;
- Victorian Titles Office (cited as VTO) accessed online;
- North Melbourne Parish Plan, Central Plans Office (CPO), accessed online;
- *Google Earth* or *Google Maps*, accessed online.

Reference was also made to:

- Graeme Butler, *North and West Melbourne Conservation Study* (1983) with cited references such as rate books (cited as `RB`), directories (D) and Building Permit Application (PA); and associated Building Identification Forms (BIF) as abstracted in the i-Heritage City of Melbourne heritage online database;
- Graeme Butler, *Melbourne Central Activities District Conservation Study*, (1985), as abstracted in the i-Heritage City of Melbourne heritage online database;
- Meredith Gould Architects (MGA), *Arden Macaulay Structure Plan Area* (2010);
- Allom Lovell and Associates, *City of Melbourne Heritage Review* (2000);
- Context, *Thematic History - A City of the City of Melbourne's Urban Environment* (2012); and
- *City of Melbourne Heritage Precincts Background History & Significance Assessment* (2007) prepared as a reference to Clause 22.06 of the *Melbourne Planning Scheme*;
- *Assessment City North Structure Plan Area Heritage Assessment* (2011) prepared by MGa for the Planning Scheme Amendment C198.

SURVEYED PLACES**Abbotsford Street****1 -13****Survey Notes:**

Not assessed.

Planning register online search

`Permit Number TP-2009-144/A

Date Received 27/10/2010

Address of Land 1-13 Abbotsford Street WEST
MELBOURNE VIC 3003 (Zone MUZ)Applicant's Name and Address Restricted - Can be viewed
at Council

Proposed Use or Development

Development of land for a four storey building comprising
10 dwellings and reduction in car parking requirements

Officer's Name Steven PETSINIS

Change to Application YES

Objections Received 0

Application Status Plans Endorsed

Decision Amend Permit - 27/10/2010'.

Property number: 100001**What is the heritage grading (A-D, 1-3) of the place (if any)?****Existing grading:** - **Proposed Grading:** -**Existing Streetscape Level:** - **Proposed Streetscape Level:** -**What date or era does the place express (if any)?****Creation date (if available)?** 2010-2012

- Creation era?**
- Early Victorian-era
- Victorian-era
- Interwar
- Edwardian-era
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne Geographic Information System (GIS) map 2015**

Shown as 3-7 Abbotsford Street

City of Melbourne City online maps:

'A two storey concrete townhouse complex with ground level parking. Built and subdivided into twelve two storey units in 2012.'

'The prior use of this property was Warehouse / Printer, and the proposed use is Residential.

The number of occupants before development was 5.

The number of lots after development is 10.

The number of bedrooms after development is 25.

The number of people after development is 25.'

SURVEYED PLACES

Abbotsford Street	17 -37	J. Gadsden Pty. Ltd. factory
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**Survey Notes:**

Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: **C**

Existing Streetscape Level: - Proposed Streetscape Level: **3**

What date or era does the place express (if any)?

Creation date (if available)? 1926

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed as: J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.
 Proposed Heritage Overlay as: J. Gadsden Pty. Ltd., 17-37 Abbotsford Street, West Melbourne.

References (if any):**Arden-Macaulay Heritage Review (2012)**

See Arden-Macaulay Heritage Review 2012 for Gadsden comparisons.

Building Permit Application

Fiche has part card for 35, no entries, cards:
 266-280 Adderley St
 1926 8721 erection of factory
 1944 23017 £2898 additions to factory
 284 Adderley St
 1953 27164 £5000 additions brick walls, fibro roof
 Abbotsford Street 17-37 card refers to 1979-1996 works,

refers to 266-280 Adderley Street card
 Ireland Street 67-81- refers to Adderley Street address, 1964-70s works.

MMBW RP24, 1895

shows large timber building facing Adderley, Abbotsford & Ireland Streets, 1/3 block, row houses adjoining

Museum of Victoria

Image of D300 Motor Van, J. Gadsden Pty Ltd, 1939 'J. GADSDEN PTY. LTD. Tinplate Printers & Canister Makers' painted on side of van body.

'J. GADSDEN PTY. LTD. ABBOTSFORD ST. WEST MELBOURNE' painted driver's side door."

see

<http://museumvictoria.com.au/collections/items/146902/7/negative-international-harvester-d300-motor-van-j-gadsden-pty-ltd-1939> in International Harvester collection,

Newspapers:

'The Brisbane Courier' Thursday 11 September 1930
 'BAG AND SACK IMPORTS. 90,000,000 YEARLY. MELBOURNE, September 10.

Tariff Board witnesses today, when a request was made for an import duty of 20 per cent, for bags and sacks, agreed that the potentialities of the Australian bag and sack industry had not been investigated thoroughly. Statistics showed that the annual importation of bags and sacks to Australia was 90,000,000. Mr. Stanley Gadsden (director, J. Gadsden Pty., Ltd.) said that several Victorian firms had begun to manufacture jute woven goods, but Indian competition made it impossible to continue the industry. Australia imported all her sacks from India. In the last five years. Australia had shipped £5,500,000 in gold and silver bullion to India, but this shipment would have been obviated by a local sack industry.'

'The Argus': Wednesday 29 April 1936

'The death occurred yesterday after a sudden illness of Mr Horace A Gadsden of Yarra Grove Hawthorn. He was a director of Messrs J Gadsden Pty Ltd West Melbourne and had returned recently from a visit abroad For 12 years Mr Gadsden directed the affairs of the company in New Zealand He is survived by a widow two sons and two daughters'

'The Sydney Morning Herald' Monday 14 December 1936:
 'MR. J. GADSDEN. MELBOURNE, Sunday.

The death occurred yesterday of Mr. J. Gadsden, founder of the Arm of J. Gadsden Pty., Ltd., bag makers, of West Melbourne. Mr. Gadsden. Who was In his 79th year, arrived in Australia in the early eighties, and soon afterwards established a paper printing business. The business extended throughout Australia and New Zealand, and there are now 12 factories manufacturing textile bags and similar articles. He is survived by two sons and a daughter. _'

'The Argus' Monday 14 December 1936

'Mr. J. Gadsden

After a short illness Mr J Gadsden founder of the firm of J Gadsden Pty Ltd bag makers West Melbourne died at his home in Lisson grove Hawthorn on Saturday. Born In England in 1858 Mr. Gadsden arrived in Australia in the early eighties and soon afterward established a paper-printing business. He extended his activities throughout

SURVEYED PLACES

Australia and New Zealand and at the time of his death had 12 factories operating in the manufacture of textile bags and similar articles. He is survived by two sons (Messrs Stanley Gadsden and Norman Gadsden) and a daughter (Mrs McCullough) The funeral will take place this morning at the Boroondara Cemetery Kew Arrangements are in chai go of Le Pine and Son Pty Ltd'.

`Western Mail' Thursday 7 October 1937

`A ROYAL SHOW ATTRACTION.

Wide Variety of Products on Display.

... J. GADSDEN PTY., LTD.

The display of J. Gadsden Pty., Ltd., in the Manufacturers' Hall is both attractive and interesting, it features the well known Slumber King kapok mattresses in all sizes and in a wide range of colour schemes. Emphasis is laid on the great care taken in the manufacture of these mattresses, including the perfect roll edges, machine woolly tuftings and the perfect fillings of new, thoroughly seeded kapok. The tickings are said to be extra strong damask available in many beautiful two-colour patterns and also in the exclusive Slumber King art panel ticking which features beautiful panel der signs woven in five colours. . Attention is also drawn to the guarantee tag which is affixed to each mattress.

J. Gadsden Pty., Ltd., was founded In 1887. It is one of the State's largest bedding manufacturers and also manufactures tin containers of all kinds, plain or printed, and the Slumber King wire mattresses, Gadsdens are also one of the largest importers of jute piece goods and cotton cloth for the manufacture of "hessian and calico bags.'

`The Advertiser' Thursday 25 July 1940

`New Factories For Albert Park (South. Australia)

Mr. Norman Gadsden a director of J. Gadsden Pty., Co., Ltd., Port Adelaide, arrived by yesterdays express from Melbourne to deal with plans for the erection of two new buildings at Albert Park. They will be a canister works and a bag factory, for which plans have already been accepted, and for which specifications will have been drawn up in a few days. The factories will be single storey buildings of modern design, with extensive gardens, built on the company's four-acre site at Albert Park. It is expected that they will be completed by the end of the year.'

`The Sydney Morning Herald' Thursday 4 March 1954

`J. Gadsden Acquires Container Mfr.

J. Gadsden Aust. Ltd. was registered in Melbourne yesterday to acquire all the shares in J. Gadsden Pty. Ltd. , The new company has a nominal capital of £4 million.

Directors propose to make soon a placement of 10/ ordinary snares, at par, plus 4d brokerage.

J. Gadsden Pty. Ltd. makes containers for the. Packing of commodities such" as food-stuffs, oil, kerosene, and paint. The acquisition docs not include the holdings in Gadsden Hughes (Holdings) Ltd., Sydney, or J. Gadsden (N.Z.) Ltd. The placement will be handled by Vinton Smith, Dean and Dougall, brokers.'

`The Advertiser' Thursday 4 March 1954

`£4m. Gadsden Co. Formed

J. Gadsden Australia, Ltd., registered in Melbourne yesterday with nominal capital of £4m..

Will acquire all the shares, in J. Gadsden Pty., Ltd., Melbourne, can makers and canvas goods manufacturers.

A placement of 10/- ordinaries at 10/4 (including brokerage) is proposed at an early date to qualify as a public company. The acquisition does not include the holdings in Gadsden - Hughes (Holdings), Ltd.. Sydney, or J. Gadsden (NZ), Ltd. The placement will be handled by Vinton Smithy Dean McDougall.'

`The Argus': Thursday 29 July 1954

`300 tins a minute

SAFETY and comfort of Australian troops overseas has been the business of J. Gadsden Pty. Ltd. for nearly 70 years. And since 1887 the company has pioneered the huge tinned food industry in the Southern Hemisphere. It opened in Melbourne to make calico and hessian bags. During the Boer War and World War I Gadsden sent thousands of sandbags to protect our soldiers in Africa and Europe. It manufactured millions of food tins for troops throughout the world during the last war. Since then it has set up a factory in every State and four in New Zealand to provide food tins for an expanding industry. Gadsden's factory at Albert Park, near Adelaide, uses machines which will produce 300 cans a minute. This output makes the South Australian branch the biggest food can manufacturer in the State. THEIR cans are used for condensed milk, fruit, butter, cheese, cream, jams and vegetables. The company introduced tinplate printing in Australia, and now makes tins for oil companies and paint manufacturers.'

State Library of Victoria

See Airspy view 1938 of complex.

Jules Feldmann, `Gadsden, the first 100 years' , West Melbourne : J. Gadsden Australia, 1980. (NLA)

ISBN 0959490507 : Packaging industries. Australia. J. Gadsden Australia, 1879-1979 (ANB/PRECIS SIN 049512 State Library of Victoria Harold Paynting Collection, State Library of Victoria. `Warehouse, Abbotsford St., North Melbourne, interior and front and rear views' by Lyle Fowler (1891-1969) c1961.

Melbourne Library Service:

`1930s. Gadsden employees ', Creator: Walker, H W Description: Gadsden Packaging Company employees, c1930 in front of the works in Abbotsford Street, West Melbourne. This is one side of the photograph. Lochlan Papley is seventh from the left, front row, with the dark shirt and braces. Picture courtesy of Pam Morcom.

City of Moreland Heritage

Moreland North of Bell Street

Heritage Study

Volume 2 – Heritage place and precinct citations **2011**

see Hermes No 140007 Place Citation Report

140007 J. Gadsden Factory (Former) 36-38 Charles Street Coburg North

`Place history

In 1923 Coburg was declared the most progressive industrial suburb in the Metropolitan area, mainly for the availability of providing comparatively large home sites near work places. (Allom Lovell, 1998:49). Coburg has comparatively few

surviving pre-1930s factory buildings however a number of major manufacturing plants have been developed in the post

war years including Gadsden's factory now occupied by Visy. Gadsden's was one of two factories in Coburg designed by Norris Architects, the other being the now

SURVEYED PLACES

demolished Kodak factory. The availability of large clear sites in Coburg was an important reason for the attraction of major new manufacturing complexes that have helped shape the appearance of the suburb. (Vines and Churchward, 1992:108)

The factory at 36-38 Charles Street was constructed originally for J. Gadsden Pty Ltd, a major Australian packaging company, as the first stage of a complex that would be developed in stages from the mid-1950s onwards. The land on which the factory is located was originally part of 34 acres and 9 perches acquired by W.D. & H.O. Wills (Australia)

Ltd in 1945 (Certificate of Title, V.6800 F.980). The company later subdivided and Lot 2, comprising 14 acres and 30 perches, was sold to J. Gadsden Pty Ltd in July 1953 (Certificate of Title, V.7890 F.038). The land remained vacant for a few years before J. Gadsden Pty Ltd constructed a factory and offices on the site, which was completed by 1956 (City of Coburg Rate Books).

Building records show that approval for the factory was provided by the Department of Labour and Industry (Victoria) in October 1955, and the building permit for the first factory was duly lodged one month later by the building contractor, E.A. Watts Pty Ltd. Subsequent applications followed in 1956 and 1959 for extensions and additions. J. Gadsden Pty Ltd had its origins in the late 19th century. Its first director, Jabez Gadsden, had arrived in Australia from England in 1879. One of his early jobs was working for bag manufacturer Joseph Joyce in Melbourne. Gadsden was made partner in Joyce's business in 1884, however in 1889 the partnership was dissolved by mutual agreement and Gadsden became the sole proprietor. The company later expanded its activities from bag manufacture to can-making and eventually general packaging materials. The J. Gadsden company stayed in the Gadsden family after the death of Jabez Gadsden in 1936. (Feldmann 1980)

The purchase of land in Coburg for the construction of a new factory was part of a policy of expansion implemented by J. Gadsden Pty Ltd throughout the post-war period. The property was considered a bargain, with 9 ½ acres secured for 850 pounds per acre, and an additional 5 ½ acres acquired for 750 pounds per acre. The factory building was constructed in 1956 and began manufacturing cans in the same year. In 1957 parts of the Coburg plant were modified to accommodate the production of beer cans for the first time in Australia. The first beer cans were delivered by J. Gadsden Pty Ltd in December of that year. (Feldmann 1980)

During the early 1960s the factory at 36-38 Charles was again the subject of modifications, this time to satisfy the requirements of Campbell's Soups, a major new client that had engaged Gadsden to produce its cans. Later, however, operations for the production of Campbell's Soups cans were moved to a factory in Shepparton that had been newly constructed for the purpose. In addition, 1963 saw a Training Centre established at the Coburg Factory to assist in the development of employees' technical skills in a period of rapid technological advancement. (Feldmann 1980)

The Coburg factory's reputation as a site of innovation continued into the 1970s. Gadsden had previously been a leader in steel can production, but with the introduction of aluminium cans to the market, sought to keep up with trends by installing coil cutting machinery capable of making can tops and bottoms in both steel and aluminium. Later, Minster Converter Presses, highly complex machines designed for the production of easy opening can tops for beverages that had previously only been available from America, were introduced to the Coburg plant. (Feldmann 1980) These various developments in the 1960s and 70s are evident in Rate Book records, which show a significant extension of 6440 square feet in 1960, 'factory additions' made in 1972, a compressor room appearing in 1973, laboratory additions in 1974 and an expansion for storage in 1975. (City of Coburg Rate Books)

For much of the mid-twentieth century the J. Gadsden company had factories operating Australia-wide. It is not known at what time the factory 36-38 Charles Street stopped operating as part of the J. Gadsden enterprise, however in 1986 J. Gadsden Pty Ltd was delisted and taken over by SAB Investments Pty Ltd (delisted 2006). The factory continues to be used for the manufacture of food and beverage cans, and is operated by Visy Recycling (Visy 2010)

Cites: delisted (2006) 'J Gadsden Australia Limited', accessed online 6 August 2010, <http://www.delisted.com.au/Company/4429/J%20GADSDEN%20AUSTRALIA%20LIMITED> Feldmann, Jules (1980) Gadsden: the first 100 years, J. Gadsden Australia Ltd, Victoria.

Visy (2010) Visy Recycling website, accessed online 6 August 2010, <http://www.visy.com.au/>

Project catalogue Harry Norris and Frank L Norris and Associates (sighted at Norris Architects, Oak Park) Nicholas Buildings Conservation Management Plan, Context, 2008

Gary Vines and Matthew Churchward, Northern Suburbs Factory Study, Historic Buildings Council 1992

Lewis, M. Australian Architecture Index:

Gadsden
 `76371 Garrett Bros - Box Hill Gadsden, J Melbourne VIC
 Factory Stapley, Frank 1898 08 30
 63748 Cove, F M, 8 Westley Street, Oakleigh Gadsden Pty Ltd, Abbotsford Street, North Melbourne Port Melbourne VIC Factories 1942 1 21
 68252 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne (demolished) VIC 1945 4 6
 68277 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1945 7 6
 68525 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1949 11 21
 68683 J Gadsden Pty Ltd, 1 Princes Street, Port Melbourne Port Melbourne VIC 1951 7 12'

Stapley

`75177 Ramsden, A - Hotham Gve. Elsternwick Ramsden, A Melbourne VIC Offices; Shops Stapley, F 1889 05 25
 75378 Sinclair, William - 12 Garton Street Princes Hill Elder, Mrs Melbourne VIC Shop Stapley, F 1896 08 22
 75191 Stockdale, Richard - 23 Howe Cresc. Sth. Melb Grant, Mrs Melbourne VIC Shop; Warehouse Stapley, F 1896 11 20
 83393 Hutchison, H R - 9 Winchester Street Moonee

SURVEYED PLACES

Ponds Christ Church Trustees South Yarra VIC Church;
Religious Buildings Stapley, F 1900 03 5
79867 Campbell, J J - 47 Leopold St Sth. Yarra Heard, R
Carlton VIC House Stapley, F 1900 05 22
81411 Gamlin, C E - 138 Flinders Lane Grant, Mrs East
Melbourne VIC House Stapley, F 1900 06 19
83159 Stockdale, R Christ Church Trustees South Yarra VIC
Religious Buildings; Street & Garden Architecture Stapley,
F 1901 06 21
79976 Hannah, W - 713 Drummond St Pearman, - Carlton
VIC House Stapley, F 1904 03 25
72551 Baxter, James - Flinders St Melb. Miniffie &
Gatehouse West Melbourne VIC Factory Stapley, F 1906
09 28
73332 Peters & Hetherington - 230 King St Tye & Co
Melbourne VIC Warehouses Stapley, F 1907 05 20
81447 Parker, Arthur - 246 Richardson St Sth. Melb
Churchyard, Mrs Mary East Melbourne VIC Houses
Stapley, F 1907 10 11
83135 Littlejohn, W A - 161 Victoria St Brunswick Clarke,
Henry Parkville VIC House Stapley, F 1907 10 4
80143 Hansen, L - 26 Walker St Clifton Hill Carlton Cricket
Ground Trustees Carlton VIC Sports Building Stapley, F
1908 03 20
75385 Peters & Hetherington Australian Advertising Co
Melbourne VIC Warehouse Stapley, F 1908 04 3
80156 Hannah, W - 720 Drummond St Dunkling, William
Fitzroy VIC House Stapley, F 1908
83514 Garrett & Mawson - Miford Court Rd Box Hill
Sheppard, Arthur John South Yarra VIC House Stapley, F
1911 02 10
72299 Henningsen, H - 91 Flinders Lane east Hasker,
Alfred West Melbourne VIC Warehouse Stapley, F 1911 03
15
82341 Wilson & Sly - 36 Seymour Gve. Camberwell Synnot
Bros Kensington VIC Warehouse Stapley, F 1911 11 17
77255 Humphreys, A J - 1 Gordon St Clifton Hill Cooper, S
& Co West Melbourne VIC Warehouse Stapley, F 1912 05
11
75225 Chadwick, James - Elizabeth St Preston Brandt,
Ernest & Frederick Melbourne VIC Factory Stapley, F 1912
06 18
71594 Gay & Pickering - 18 Margaret St Moonee Pds
Donaldson, Margaret Melbourne VIC Hotel; Shops Stapley,
F 1914 07 14
71420 Thompson & Chalmers - 80 Wilson St Carlton Currie
& Richards Melbourne VIC Warehouse Stapley, F 1914 08
6
83599 Thompson & Chalmers - 2 Edward St Essendon
Weedon, Sir Henry South Yarra VIC House Stapley, F 1915
08 19'

☐

Sands & McDougall Directory of Victoria

1942
Abbotsford St
Adderley St
Gadsden. J., Pty Ltd. Canister mkrs (only address)

1935
Abbotsford St
Adderley St
Gadsden, J., Pty Ltd,
canvas mnfr
Ireland St

1930, Abbotsford St
13 Pearce, Richd.

Adderley st
Gadsden, J., Pty Ltd.
canvas mnfr
Ireland st
49 Newnham, Mrs M.

1925
Abbotsford St (no Gadsden listing at any address)
13 Thompson, Mrs E.M.
Adderley at
Ireland at
49 Newnham. West Melbourne. H

City of Melbourne Valuers Books

1930,
Abbotsford 1619 J Gadsen P/L at Aderley St-B
warehouse and factory 184x132, £1100;
Ireland st 1481 store Jabez Gadsden 83 B house 4
rooms, 14x91
£24;
1812 85 3 room BH 14x91 £ 28
1813 JG 87 4 room BH 14x95 £26
1814 JG 89 4 room BH 14x95 £32
(Adderley St address not JG)

Property number: 100002

SURVEYED PLACES

Abbotsford Street	36	Row house
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**Existing Streetscape Level: **2**Proposed Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1875-1900

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

36 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Poor

Condition Poor

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah and fence

Statement of Significance

Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) door and window altered, verandah floor

removed, air unit added (inappropriate - reinstate original design/sympathetic alternative)

Property number: 558128

SURVEYED PLACES**Abbotsford Street****38****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 2**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1875-1900**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

38 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Poor

Condition Poor

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah and fence

Statement of Significance

Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved

method) door and window altered, verandah floor

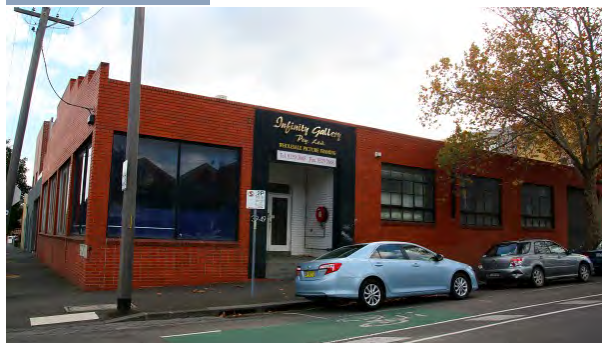
removed, air unit added (inappropriate - reinstate original

design/sympathetic alternative) door replaced

(inappropriate - reinstate original design/sympathetic

alternative)

Property number: 558129

SURVEYED PLACES**Abbotsford Street****39 -49****Survey Notes:**

Not assessed

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'A single storey brick industrial building.

Primary landuse: Industrial (Manufacturing).'

Property number: 100003**Abbotsford Street****40****Lornaville****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)****40 TO 44 ABBOTSFORD STREET WEST MELBOURNE 3003**

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Edwardian
 Period 1900-15 - Edwardian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include: frieze wood, verandah, fence
 Statement of Significance Not Assessed
 Recommended /Alterations
 Bricks painted (inappropriate - remove by approved method)

Property number: 100148

Abbotsford Street

46

**Survey Notes:**

Distinctive vermiculation - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

- Creation era?**
- Early Victorian-era
 Victorian-era
 Edwardian-era
- Interwar
 Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
 Scientific value
 Not assessed for heritage values
- Historical value
 Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
 Significant individually
- Not significant or contributory
 Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 46 ABBOTSFORD STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include fence, verandah decoration,
 verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Urns gone from parapet, doors replaced (inappropriate -
 reinstate sympathetic alternative/original design)

Property number: 100147

**Abbotsford
Street**

48

**Survey Notes:**

Distinctive vermiculation - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

**Existing
Streetscape Level:** 3

**Proposed
Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

- Creation era?**
- Early Victorian-era
 Victorian-era
 Edwardian-era
 Interwar
 Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
 Scientific value
 Not assessed for heritage values
 Historical value
 Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
 Significant individually
 Not significant or contributory
 Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

**i-Heritage search results: Abstract of Building
 Identification Form (BIF)**
 48 ABBOTSFORD STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme
 Butler, no date Adopted

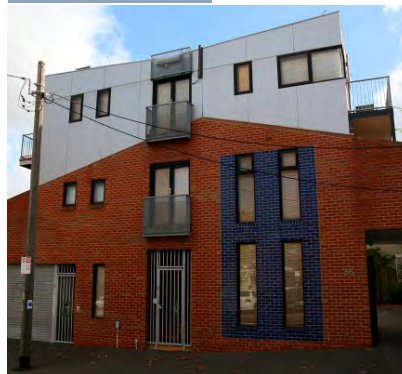
SURVEYED PLACES

Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include fence, verandah decoration,
 verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Urns gone from parapet, doors replaced (inappropriate -
 reinstate sympathetic alternative/original design)
 Other Comments

Property number: 100146

**Abbotsford
Street**

51 -57

**Survey Notes:**

Infill drawn from adjoining factory architecture.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2000

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'3 storey brick warehouse conversion.
 Refurbished & sub-divided into apartments 2000.'

Property number: 100004

SURVEYED PLACES**Abbotsford Street**

54

**Survey Notes:**

Fence replaced (with related design), otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**Existing Streetscape Level: **3**Proposed Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1900-1918

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

50 TO 54 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Edwardian

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Poor

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include part of verandah, gable motif

Statement of Significance

Not Assessed

Recommended Alterations

Fence gone (inappropriate - reinstate original design)

bricks painted (inappropriate - remove by approved

method) carport added (inappropriate - reinstate original

design)

Property number: 100145

SURVEYED PLACES

Abbotsford Street	56 -58	
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**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2008-9

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Historical value
- Scientific value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`Single storey brick building. (sic)

This property contains 3 residential properties and 3 businesses.'

City of Melbourne Town planning permits register

`Permit Number TP-2007-518

Date Received 18/06/2007

Address of Land 56-62 Abbotsford Street WEST
MELBOURNE VIC 3003 (Zone DDO32)

Applicant's Name and Address Restricted - Can be viewed at Council

Proposed Use or Development Demolition of existing building; construction of a four storey building for use as ground floor office with three (3) residential dwellings

above; partial waiver of car parking requirement
Officer's Name Meagan Merritt
Objections Received 4
Change to Application YES
Application Status Plans Endorsed
Decision Permit 23/03/2009'

Property number: 100144

SURVEYED PLACES

Abbotsford Street	63	-65	Hamilton House
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**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1950-1965

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'2 storey brick building built mid 1960's.'

Property number: 100005

Abbotsford Street	64	-66	Rosebank Cottages, part (64-66, 68)
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1859?

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

64 TO 66 ABBOTSFORD STREET WEST MELBOURNE 3003
Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 0

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999 Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Mid-Victorian; pre-1865
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Good
 Condition Good
 Original Building Type

City of Melbourne Heritage Review (1999)

History

The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

Description/Notable Features

The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

Statement of Significance

The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The house is a reasonably intact example of a modest nineteenth century workers' cottage, which has an historical and visual relationship with its neighbour at No.68.

Lewis, M. Australian Architecture Index:

`72561 Charles & Duffy - Melbourne Ramage, John West Melbourne VIC House 1859 04 9
 72562 Ramage, John Ramage, John - Melbourne West Melbourne VIC House 1864 06 6
 72664 Martin, William - 93 Roslyn Street Ramage, John West Melbourne VIC House 1868 07 31'

City of Melbourne Rate Books

1863, 1276
 (Hamilton)
 John Ramage owner-occupier BH 2 rooms, £22
 (Lander)

1866, 1360
 (Mckenzie, Hamilton)
 Robt Steele, Ramadge 16x60' BH 3 rooms and kitchen,
 £22

City of Melbourne Heritage Review (1999) - Allom Lovell and Associates (1999)

History

The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

Description/Notable Features

The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair (sic) with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

Statement of Significance

The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

Property number: 100143

SURVEYED PLACES**Abbotsford Street****68****Rosebank Cottages, part (64-66, 68)****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading: D****Proposed Grading: D****Existing****Streetscape Level: 3****Proposed****Streetscape Level: 2****What date or era does the place express (if any)?****Creation date (if available)?** 1859?**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

68 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah decoration, unusual brackets and fence

Statement of Significance

Not Assessed

City of Melbourne Heritage Review (1999)

See adjoining 64-66 Abbotsford Street, West Melbourne:

`History

The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

Description/Notable Features

The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

Statement of Significance

The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The house is a reasonably intact example of a modest nineteenth century workers' cottage, which has an historical and visual relationship with its neighbour at No.68.'

Lewis, M. Australian Architecture Index:

`72561 Charles & Duffy - Melbourne Ramage, John West Melbourne VIC House 1859 04 9

72562 Ramage, John Ramage, John - Melbourne West Melbourne VIC House 1864 06 6

72664 Martin, William - 93 Roslyn Street Ramage, John West Melbourne VIC House 1868 07 31'

City of Melbourne Rate Books

1863, 1276

(Hamilton)

John Ramage owner-occupier BH 2 rooms, £22

(Lander)

1866, 1360

(Mckenzie, Hamilton)

Robt Steele, Ramadge 16x60' BH 3 rooms and kitchen,

SURVEYED PLACES

£22

City of Melbourne Heritage Review (1999) - Allom Lovell and Associates (1999)**History**

The Sands & McDougall directory entries for the house at 64-66 Abbotsford Street are unclear. In the 1860s, the house, then unnumbered, appears for the first time and was occupied by John Ramage. In the 1880s, the house and its neighbour at No.68, were known as Rosebank Cottages; in 1885, they were occupied by Frederick Christy and Mrs Rogers.

Description/Notable Features

The building at 64-66 Abbotsford Street is a single-storey, double-fronted Victorian terrace house which forms a pair (sic) with the adjacent No. 68. The walls are of rendered masonry gabled corrugated galvanised steel roof. The front elevation has a central door flanked by single timber-framed double-hung sash windows. The skillion-roofed verandah runs between wing walls and has a non-original balustrade and no decoration.

Statement of Significance

The house at 64-66 Abbotsford Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest workers' dwellings which were erected in large numbers in North and West Melbourne in the Victorian period. Aesthetically, the building is a reasonably intact example of its type and style and contributes to the streetscape.

Property number: 100142

Abbotsford Street

69

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

- Creation era?** Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 5.4 Developing a retail centre
 5.2 Melbourne as a trading port

Recommendations (if any)

None.

References (if any):

City of Melbourne Town planning permits register
 No listing.

Property number: 100006

SURVEYED PLACES**Abbotsford Street****70****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1837-1875

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

70 TO 72 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History

Not Assessed

Description/Notable Features

Not Assessed

Statement of Significance

Not Assessed

Recommended Alterations

Verandah frieze (sympathetic) fence, door replaced,

verandah support (inappropriate - reinstate original

design/sympathetic alternative)

Property number: 100141

SURVEYED PLACES**Abbotsford Street****86****Robert Bentley house****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading: D****Proposed Grading: D****Existing****Streetscape Level: 2****Proposed****Streetscape Level: 2****What date or era does the place express (if any)?****Creation date (if available)? 1865****Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

86 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 1

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner Robert Bentley, probably a carpenter, was the first owner/occupier of this house from 1865 until 1873, after which there were a series of owners including Thomas Wells, William Butters, (Refer to 70-72 Molesworth Street) and Henry Bindon, an estate agent of Miller Street, West Melbourne.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A transverse-gable brick, double fronted row house of ruled stucco wall finish and a slated roof with an iron roofed verandah and picketed fence and gate as both the boundary fence and verandah balustrade: this proximity to the street characterises the early construction date repeat in 88,90. It compares with 61 York Street, Fitzroy North (1876); 127 Johnstone Street (c1864) and 83 Hargreaves Street (1860), Castlemaine. Notable features include the verandah detail c 1910.

Statement of Significance

Architecturally it is an early but altered row house of little stylistic distinction, but it possesses an original fence of an unusual type and contributes to an early streetscape: the former of local significance, the latter of regional significance. Historically, of local interest as an early housing group.

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) Gable orbs, fence removed (inappropriate - reinstate original design/sympathetic alternative) Paint in original or typical colours; replace spouting with ogee profile.

Other Comments

Integrity - The verandah has been rebuilt c1910 when a broad-section, cast-iron frieze using curvilinear patterns was introduced. Otherwise the house is relatively original externally, except for paint colours. Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

North and West Melbourne Conservation Study (1983)**North and West Melbourne Conservation Study BIF (1991)**

See above

Lewis, M. Australian Architecture Index:

`72588 Bentley, Robert Bentley, Robert - Dudley Street

West Melbourne VIC House 1859 08 19

71682 Bentley, Robert Bentley, Robert West Melbourne

VIC City of Melbourne registration no 1068 [Burchett

Index]. Fee 1.10.0 four room brick cottage 1865 08 30'.

North and West Melbourne Conservation Study (1983)

History

First Owner Robert Bentley, probably a carpenter, was the first owner/occupier of this house from 1865 until 1873, after which there were a series of owners including Thomas Wells, William Butters, (Refer to 70-72 Molesworth Street) and Henry Bindon, an estate

SURVEYED PLACES

agent of Miller Street, West Melbourne.

Description

A transverse-gable brick, double fronted row house of ruled stucco wall finish and a slated roof with an iron roofed verandah and picketed fence and gate as both the boundary fence and verandah balustrade: this proximity to the street characterises the early construction date repeat in 88,90. It compares with 61 York Street, Fitzroy North (1876); 127 Johnstone Street (c1864) and 83 Hargreaves Street (1860), Castlemaine. Notable features include the verandah detail c 1910.

Integrity - The verandah has been rebuilt c1910 when a broad-section, cast-iron frieze using curvilinear patterns was introduced. Otherwise the house is relatively original externally, except for paint colours.

Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Significance

Architecturally it is an early but altered row house of little stylistic distinction, but it possesses an original fence of an unusual type and contributes to an early streetscape: the former of local significance, the latter of regional significance. Historically, of local interest as an early housing group.

Property number: 100140

Abbotsford Street

88

Thomas Smith house

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1863

Creation era? Early Victorian-era

Victorian-era

Interwar

Edwardian-era

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

North and West Melbourne Conservation Study (1983)

North and West Melbourne Conservation Study BIF (1991)

See below

Lewis, M. Australian Architecture Index:

`72597 Smith, Thomas Smith, Thomas - Little Lothian Street West Melbourne VIC City of Melbourne registration no 633 [Burchett Index]. Fee 1.10.0 house 1860 11 13'

i-Heritage search results: Abstract of Building Identification Form (BIF)

SURVEYED PLACES

88 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Between 1863-4 and 1897, this house was owned by three men, Thomas Smith; a Mr. Watts, possibly Edwin Watts, a draper; and Richard Thomas. Thomas Smith was the only owner/occupier. After him, the house was leased to Henry Pratt, Mrs. Tait, John Clark.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A two-storey, ruled stucco finish row house with a transverse gabled and slated roof, a two-level timber post verandah, rare half-panel French doors at the upper and three-pane hung sashes at the lower. Stucco architraves are used at the openings. The house appears to have been cemented after its construction as evidenced by the coarse details of chimney cornice and elsewhere. A picket fence sympathetic to the original exists at the frontage. Notable features include French doors, fence, age - historical significance.

Statement of Significance

Architecturally, the original detailing of the architraves, French doors and window panes is relatively unusual and evokes the early date of construction, whilst the house contributes to an early Victorian residential streetscape. Historically, of local interest as part of an early housing group.

Recommended Alterations

Balustrade (sympathetic) Verandah frieze, gate replaced (inappropriate - reinstate original design/sympathetic alternative) Paint in original or typical colours; investigate reconstruction of verandah; record French doors for restoration data.

Other Comments

Integrity - The timber verandah which appears to have been rebuilt, is without balustrading and decoration. The paint colours have been changed. The house displays original detailing which is synonymous with its age.
Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

VGG 1887

Victorian Railways employees:

Smith, Thomas ... (4.12.62) Fitter Loco Branch

Smith, Thomas (12.11.81) Engine cleaner

Smith, Thomas ... (23.3.85) Fitter

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites:

1. City of Melbourne Rate Books 1863, 1273; RB 1869, 147;

RB 1879, 1739; RB 1885-86, 883;

RB 1890-9. 902; RB 1896-97, 928

North and West Melbourne Conservation Study (1983)

History

Between 1863-4 and 1897, this house was owned by three men, Thomas Smith; a Mr. Watts, possibly Edwin Watts, a draper; and Richard Thomas. Thomas Smith was the only owner/occupier. After him, the house was leased to Henry Pratt, Mrs. Tait, John Clark.

Description

A two-storey, ruled stucco finish row house with a transverse gabled and slated roof, a two-level timber post verandah, rare half-panel French doors at the upper and three-pane hung sashes at the lower. Stucco architraves are used at the openings. The house appears to have been cemented after its construction as evidenced by the coarse details of chimney cornice and elsewhere. A picket fence sympathetic to the original exists at the frontage.

Integrity - The timber verandah which appears to have been rebuilt, is without balustrading and decoration. The paint colours have been changed.

The house displays original detailing which is synonymous with its age.

Streetscape - Part of an early streetscape which is unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Significance

Architecturally, the original detailing of the architraves, French doors and window panes, is relatively unusual and evokes the early date of construction, whilst the house contributes to an early Victorian residential streetscape. Historically, of local interest as part of an early housing group.

Property number: 100139

SURVEYED PLACES**Abbotsford
Street****90****George H. Gould
house****Survey Notes:**

Rare gate removed since 1991? Fence renewed -otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 2**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1862**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**North and West Melbourne Conservation Study (1983)****North and West Melbourne Conservation Study BIF****(1991)**

See below

**i-Heritage search results: Abstract of Building
Identification Form (BIF)**

90 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

This house had an owner-occupier for over thirty-five
years, from 1862; one George H. Gould.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A single level, transverse-gabled and slated roof cottage
with panelled cast-iron friezes, finished brackets and a
timber picket fence and gate: the stucco is new.Notable features include verandah, slate/iron finish,
fence; c1910.

Statement of Significance

Architecturally, typical early form, complicated by a likely
added verandah and new stucco, but with original
accessories (fence) and part of an early streetscape: of
local importance.Historically, of local interest for its early date and the
associated housing.

Recommended Alterations

Repaint in original or typical colours; record fence details
for restoration data.

Other Comments

Integrity - New stucco to walls.

Streetscape - Contributive and central part of a distinctive
early and near original streetscape.**Lewis, M. Australian Architecture Index:**

No Gould - only house in date range and type:

`72534 Webster, Walter Hamilton, - West Melbourne VIC
House 1862 03 8'**City of Melbourne online maps**

Part CA1/M T Brunton 1858.

Newspapers:`Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 5
December 1885CAVANAGH--GOULD.— C11 the 21st November, at
Fitzroy, by the Rev. John Turner, George Cavanagh, of
Newmarket, to Florence, second daughter of George
Henry Gould, of West Melbourne,`The Age' (Melbourne, Vic. : 1854 - 1954) Friday 21
December 1900GOULD.— In loving memory of my dear husband and our
dear father. George Henry Gould, who passed away on the
21st December, 1899, at 90 Abbotsford-street. West
Melbourne. .

Grieve not dear ones, we hear him say...

-Inserted by his loving wife and daughters.

SURVEYED PLACES**Probate**

George H Gould Railway Pensioner W Melb 21 Dec 1899
73/892 VPRS 28/P0, unit 940;
VPRS 28/P2, unit 534; VPRS 7591/P2, unit 299 -real estate
includes five room brick cottage (90) occupied by Gould
£250, also four room wood house in Pilgrim Street.

VGG 1887

Victorian Railways employees.
Gould a wagon builder with Victorian Railways
Locomotive Branch.

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983:
1. RB 1862, 1615; RB 1863, 1272;
RB 1896-97, 927.

North and West Melbourne Conservation Study (1983)

History
This house had an owner-occupier for over thirty-five
years, from 1862; one George H. Gould.

Description

A single level, transverse-gabled and slated roof cottage
with panelled cast-iron friezes, finished brackets and a
timber picket fence and gate: the stucco is new.

Integrity

New stucco to walls

Streetscape

Contributive and central part of a distinctively early and
near original streetscape .

Significance

Architecturally, typical early form, complicated by a
likely added verandah and new stucco, but with original
accessories (fence) and part of an early streetscape: of
local importance.

Historically, of local interest for its early date and the
associated housing.

Property number: 100138

Abbotsford
Street

92

Ogle house

**Survey Notes:**

Generally unchanged since North and West Melbourne
Conservation Study - refer to i-Heritage search results:
Abstract of Building Identification Form (BIF) in References
below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 2**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1873**Creation era?** Victorian-era Edwardian-era Early Victorian-era Interwar Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Scientific value Not assessed for heritage values Historical value Social value**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**North and West Melbourne Conservation Study (1983)****North and West Melbourne Conservation Study BIF
(1991)**

see below

Lewis, M. Australian Architecture Index:72734 Talor, James; Hogal (sic), - West Melbourne VIC
House 1872 01 15**i-Heritage search results: Abstract of Building
Identification Form (BIF)**

92 ABBOTSFORD STREET WEST MELBOURNE 3003

SURVEYED PLACES

Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History

Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Description/Notable Features

A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Integrity - The bricks have been painted, part of 94's fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed. Note: renovation was in progress during survey.

Streetscape - Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Statement of Significance

Architecturally, the original shutters, fence and brick dog-toothing are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group.

Recommended Alterations

Provide ogee gutter; record shutter details for restoration data. Fence (sympathetic - reinstate original design) Bricks painted (inappropriate - remove by approved method)

Newspapers:**Ogle:**

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 1 September 1900

'OGLE.-On the 20th August, 1900, at the residence of Mr. William Dottrell, 65 Morvyn-street, Chilwell, Geelong, George Ogle, locomotive engineer, formerly of Newcastle-on-Tyne, aged 80 years.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 8 September 1900

'The Trustees, Executors and Agency Company Limited is applying for probate of the will and codicil of George Ogle, late of 55 Mervyn-street, Geelong, engineer, deceased. His estate consists wholly of personally, and is valued at £5080.... He bequeaths to Mrs. Nancy Bottrell! his furniture, books, &e., and one half of his money in the Union Bank. The remainder of the estate is divisible amongst his daughter Mary Morilie, and his two sons George and Thomas Ogle.'

Australia, Death Index, 1787-1985

`Name: Geo Ogle

Birth Year: abt 1820

Age: 80

Death Place: Geelong, Victoria

Registration Year: 1900

Registration Place: Victoria

Registration Number: 9164'

Probate, VPRO:

'George Ogle Gent Geelong 26 Aug 1900 76/612 VPRS 28/P0, unit 974;

VPRS 28/P2, unit 558; VPRS 7591/P2, unit 309'.

Sands & McDougall Directory of Victoria

East Side

1893

88 Armstrong, William

90 Gould, George H.

92 Harrigan, William

94 Ward, William

Miller st

Victoria st

1880

Victoria st

Miller st

Easby, Harry W.

Logan, James

13 Gould, George H.

14 Tate, Andrew S.

Tweddle, Thomas

(No George Ogle in alphabetical)

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites;

RB 1877, 1639, 1638; RB 1862.

1616; RB 1866, 135; RB 1875,

1621; RB 1890-91. 899,900;

RB 1896-97.

1870, 1512-

No entry for 92

(Watson BH 3 rooms, Hanna BH 5 rooms)

Furnell?, Ellis BH 3 rooms, £26

Gould)

1871, 1556

(Ellis BH 3 rooms)

vacant, Ogilvy BH 1 room 15x60' £ 6

(Gould)

1872, 1597

SURVEYED PLACES

(Ellis)
Ogilvy owner-occupier BH 1 room 15x60' £ 6

Historically, of local interest as part of an early housing group.

Property number: 100137

1873, 1621
(Watson, Ellis)
Hamilton, George Ogilvy owner BH 3 rooms 15x60' £26
(Gould)

1874, 1625-
(Watson)
**Henry Easby, George Ogle owner BH 3 rooms 15x60
£26**
**Frederick Maine?, George Ogle owner BH 3 rooms
15x60 £26**
(Gould)

City of Melbourne Valuers Books

1875, 1621-
(Watson)
Geo Ogle as owner of two 3 room brick houses £26
each - replaces Thos Ellis;
Henry Esby (x-out)
Fred Maine (x-out to T Ogle)
(Gould, Thomas)

1870, 1512-
(Watson)
Henry W Easby, Ellis BH 3 rooms, £26
(Gould)

North and West Melbourne Conservation Study (1983)

History
Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy (sic) had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Description
A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Integrity
The bricks have been painted, part of 94's fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed.
Note: renovation was in progress during survey.

Streetscape
Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Statement of Significance
Architecturally, the original shutters, fence and brick dog-toothings are valuable early details and the pair play an important role in this early streetscape: of local importance.

SURVEYED PLACES**Abbotsford Street****94****William Ellis house****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading: D****Proposed Grading: D****Existing****Streetscape Level: 2****Proposed****Streetscape Level: 2****What date or era does the place express (if any)?****Creation date (if available)?** 1862**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**North and West Melbourne Conservation Study (1983)****North and West Melbourne Conservation Study BIF****(1991)**

see below

i-Heritage search results: Abstract of Building Identification Form (BIF)

92 ABBOTSFORD STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner

Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles

Statement of Significance Architecturally, the original shutters, fence and brick dog-tooth are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group.

Recommended Alterations

Provide ogee gutter; record shutter details for restoration data. Fence (sympathetic - reinstate original design) Bricks painted (inappropriate - remove by approved method)

Other Comments

Integrity - The bricks have been painted, part of 94's fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed. Note: renovation was in progress during survey.

Streetscape - Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Lewis, M. Australian Architecture Index:

No Ellis in West Melbourne.

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites;

RB 1877, 1639, 1638; RB 1862.

1616; RB 1866, 135; RB 1875,

1621; RB 1890-91. 899,900;

RB 1896-97.

City of Melbourne Valuers Books

1875, 1621-

(Watson)

SURVEYED PLACES

Geo Ogle as owner of two 3 room brick houses £26 each - replaces Thos Ellis;
Henry Esby (x-out)
Fred Maine (x-out to T Ogle)
(Gould, Thomas)

1870, 1512-
(Watson)
Henry W Easby, Ellis BH 3 rooms, £26
(Gould)

North and West Melbourne Conservation Study (1983)**History**

Although these houses were built separately, from c1875 they had a common ownership. From 1862, 94 Abbotsford Street was owned and occupied by William Ellis, then Thomas Ellis, until 1875. By then, George Ogilvy had 92 Abbotsford Street built (1873) and he acquired 94 in 1876. From then until 1897, the owners were Mary Smith and James Rogerson.

Description

A face-brick (painted) pair of parapeted, single-fronted row houses with timber posted verandahs, shuttered windows and timber-slatted balustrade fence at the building line. Panelled cast-iron friezes similar to No. 90 are present, without the brackets. A dog-tooth brick string course below a brick cornice adds a typical early detail. As with 90, no chimneys are evident. It is likely that the facades of both were renovated in c1875 by Thomas Ellis, builder or that 92 was built to match 94. Notable features include shutters, verandah, tiles
Statement of Significance Architecturally, the original shutters, fence and brick dog-tooth are valuable early details and the pair play an important role in this early streetscape: of local importance. Historically, of local interest as part of an early housing group
Integrity

The bricks have been painted, part of 94's fence removed and the cladding removed from the roof of 92; the roof gutter has been replaced and possibly the cast-iron brackets removed.

Note: renovation was in progress during survey.

Streetscape

Part of an early streetscape unified by narrow frontages, stucco finish, original fencing and proximity to the street.

Significance

Architecturally, the original shutters, fence and brick dog-tooth are valuable early details and the pair play an important role in this early streetscape: of local importance.

Historically, of local interest as part of an early housing group.

Property number: 100136

Abbotsford Street

111

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2003

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'3 storey concrete townhouse built 2003.'

Property number: 579418

SURVEYED PLACES

Abbotsford Street 113



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2003

- Creation era? Early Victorian-era
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'3 storey concrete townhouse built 2003.'

Property number: 579419

Abbotsford Street 115



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2003

- Creation era? Early Victorian-era
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'3 storey concrete townhouse built 2003.'

Property number: 579420

SURVEYED PLACES**Abbotsford Street****117****Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2003

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'3 storey concrete townhouse built 2003.'

Property number: 579421**Adderley Street****50****Judy Lazarus Transition Centre****Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2007

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

4.7 Policing the city

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Judy Lazarus Transition Centre:
 Single storey brick building built 2007.
 Primary landuse:
 Corrective Institutions.'

Property number: 105108

SURVEYED PLACES

Adderley Street **60 -80**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1970?

- Creation era?**
- Early Victorian-era
 - Victorian-era
 - Edwardian-era
 - Interwar
 - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'Single storey brick building built around 1970.'

Property number: 100855

Adderley Street **111 -133**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1985

- Creation era?**
- Early Victorian-era
 - Victorian-era
 - Edwardian-era
 - Interwar
 - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'Two storey brick office/warehouse building. Built & sub-divided 1985.'

Property number: 100194

SURVEYED PLACES

Adderley Street	132	-134
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**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1965

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'Single storey brick building built 1965.'

Property number: 100246

Adderley Street	136	Corris or Jones house
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **C**

Existing Streetscape Level: **3** Proposed Streetscape Level: **3**

What date or era does the place express (if any)?

Creation date (if available)? 1887

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed as: Corris or Jones house, 136 Adderley Street, West Melbourne.

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

Proposed Heritage Overlay as: Corris or Jones house, 136 Adderley Street, West Melbourne.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

136 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D3

Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study, Date, Status.

SURVEYED PLACES

North and West Melbourne Conservation Study - Graeme
Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include fence, verandah decoration,
verandah roof and structure

Statement of Significance

Not Assessed

Recommended Alterations

Colours (sympathetic) iron frieze to verandah gone, part
balustrade iron gone, down pipe from verandah
(inappropriate - reinstate original design/sympathetic
alternative) iron grille to window (inappropriate - reinstate
sympathetic alternative)

Building Permit Application

72666 Jones, John - Hawke Street Jones, John West
Melbourne VIC House-City of Melbourne registration no
2756 [Burchett Index]. Fee 1.15.0 brick & stone house
1887 04 28, Adderley - nr Rosslyn

Australia, Electoral Rolls, 1903-1980

1914

Thomas Edward Jones 142 Adderley St, West Melbourne
carpenter, also Ethel

Newspapers:

`North Melbourne Courier and West Melbourne
Advertiser' (Vic. : 1895 - 1913) Friday 28 June 1912

`WILLS AND ESTATEBS.

The following wills have been lodged for probate:-John
Jones, formerly of West Melbourne. and late of
Springvale, retired farmer, who died on May 24th, by a
will dated April 10th, 1911, left personal estate valued at
£2,530 to his
nieces. Catherine Rennie, late of Royal Parade. Parkville,
widow, left by will dated June 14th, 1899, real estate of
the value of £3,771 and personal estate valued at £722 to
her sons.'

Probate

Robert Jones Gent W Melb 16 Mar 1900 77/532 VPRS
28/P0, unit 985;
VPRS 28/P2, unit 566; VPRS 7591/P2, unit 312 - £1840
part CA 1 & 18/52 North Melbourne 20' to Adderley Street
2 storey brick house 6 rooms and bathroom and out
houses 136 Adderley £575 also part CA 13/34 North
Melbourne with 2 semi-detached brick cottages each 5
rooms, bathroom 111, 113 Jeffcott Street £800

John Jones - former farmer Springvale formerly of Franklin
St, West Melbourne -24 May 1912 124/891 VPRS 28/P3,
unit 289;
VPRS 7591/P2, unit 478 no real estate

1935

Rosslyn st
134 Harris & Webster Pty
Ltd, plmbrs
136 Mahony, Jno. J.
138 Milroy, Mrs Alice

1930

Rosslyn st
Harris & Webster, plmbs
136 Mahony, Jno. J.
138 Griffiths, John
140 Fisher, Stanley J.

1925

Rosslyn st
134 Harris. Wm. J.
136 Mahony, Jno. J.
138 Walsh. Jas.
140 Campbell, Alfd

1904

134 Thornton, Frederick
136 Thomas, William
138 Fletcher. Mrs Elia

1893

Right-of-way
Rosslyn at
136 Jones, Robert
138 Out
140 Out

City of Melbourne Valuers Books

1891, 855

Robert Jones owner-occupier 136 Adderley St BH 7
rooms 20x166 £50

Robert Jones owner-occupier - Adderley St land 40x66
£20

(William Jones adjoining with land)

1900, 894

Robert Jones owner-occupier (x-out deceased)
now Catherine Jones 136 BH 5 rooms, 20x66 £34

Property number: 100245

SURVEYED PLACES

Adderley Street **137** -157



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1950s

- Creation era?**
- Early Victorian-era
 - Victorian-era
 - Edwardian-era
 - Interwar
 - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

`A two storey brick warehouse with basement parking. Built in the mid 1950's.'

Sands & McDougall Directory of Victoria

West side

1952

(still residential)

1962

Rossllyn

Syme, D & Company storage

Stanley st

Property number: 100195

Adderley Street **138**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** -

Existing Streetscape Level: 3 **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2010

- Creation era?**
- Early Victorian-era
 - Victorian-era
 - Edwardian-era
 - Interwar
 - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

City of Melbourne online maps

`3 storey brick townhouse built 2010.'

Property number: 100244

SURVEYED PLACES**Adderley Street 140****Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D** Proposed Grading: -Existing Streetscape Level: **3** Proposed Streetscape Level: -**What date or era does the place express (if any)?**

Creation date (if available)? 2010

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online maps**

'3 storey brick townhouse built 2010.'

Property number: 100243**Adderley Street 142****Survey Notes:**

Distinctive arcaded verandah, tiled verandah floor; façade refaced? Parapet altered, reducing integrity. Otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D** Proposed Grading: **D**Existing Streetscape Level: **3** Proposed Streetscape Level: **3****What date or era does the place express (if any)?**

Creation date (if available)? 1875-1900

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

142 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study, Date, Status.

North and West Melbourne Conservation Study - Graeme

SURVEYED PLACES

Butler, no date Adopted
 Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include fence, arcaded verandah
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Parapet altered (inappropriate - reinstate original design)

Sands & McDougall Directory of Victoria**1935**

142 Atchison, Bernard

144 Hawkins, Albt. E.

148 Ripper, Evelyn

Stanley st

1925

142 Blake, Mrs Amelia

144 Nelms, Mrs S. J.

148 Hewison

Property number: 100242**Adderley Street** **144****Survey Notes:**

Not assessed. Interwar (?) renovation of Victorian-era row houses.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945?

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

Dwelling (House).

MMBW 1895, 1945 aerial: shown as row houses

Google maps

shows identical plan form to 1895 and chimneys

City of Melbourne Town planning permits register

Permit Number TP-1992-1257

Date Received 25/09/1992

Address of Land 144 Adderley Street WEST MELBOURNE
VIC 3003 (Zone MUZ)

Applicant's Name and Address

Proposed Use or Development Alterations to existing two
storey residence

SURVEYED PLACES

Objections Received 0
 Change to Application YES
 Application Status Permit Issued
 Decision Permit 14/12/1992

Permit Number TP-2002-1065
 Date Received 7/10/2002
 Address of Land 148 Adderley Street WEST MELBOURNE
 VIC 3003 (Zone MUZ)
 Applicant's Name and Address
 Proposed Use or Development Second storey addition to
 existing residence
 Officer's Name Connor Perrott
 Objections Received 0
 Change to Application YES
 Application Status Amendment
 Decision Permit 24/10/2002.'

Sands & McDougall Directory of Victoria

1935
 142 Atchison, Bernard
 144 Hawkins, Albt. E.
 148 Ripper, Evelyn
 Stanley st

1925
 142 Blake, Mrs Amelia
 144 Nelms, Mrs S. J.
 148 Hewison

Property number: 100241

Adderley Street **148**

**Survey Notes:**

Not assessed. Interwar (?) renovation of Victorian-era row houses.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945?

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

Dwelling (House).

MMBW 1895, 1945 aerial: shown as row houses.

Google maps

Shows identical plan form to 1895 and chimneys

City of Melbourne Town planning permits register

Permit Number TP-1992-1257

Date Received 25/09/1992

Address of Land 144 Adderley Street WEST MELBOURNE
 VIC 3003 (Zone MUZ)

Applicant's Name and Address

Proposed Use or Development Alterations to existing two
 storey residence

SURVEYED PLACES

Objections Received 0
 Change to Application YES
 Application Status Permit Issued
 Decision Permit 14/12/1992

Permit Number TP-2002-1065
 Date Received 7/10/2002
 Address of Land 148 Adderley Street WEST MELBOURNE
 VIC 3003 (Zone MUZ)
 Applicant's Name and Address
 Proposed Use or Development Second storey addition to
 existing residence
 Officer's Name Connor Perrott
 Objections Received 0
 Change to Application YES
 Application Status Amendment
 Decision Permit 24/10/2002'

Sands & McDougall Directory of Victoria

1935
 142 Atchison, Bernard
 144 Hawkins, Albt. E.
 148 Ripper, Evelyn
 Stanley st

1925
 142 Blake, Mrs Amelia
 144 Nelms, Mrs S. J.
 148 Hewison

Property number: 100240

Adderley Street **158**

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2000

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
 `2 storey brick townhouse built 2000'.

Sands & McDougall Directory of Victoria

1935
 Stanley st
 160 Madder, J. & R. E.,
 Pty Ltd, kalso mnfrs
 162 Ahearn, Jos. W.
 164 Costello, Mrs Mary

1930
 Ripper, Evelyn
 Stanley st
 162 Ahearn, Jos. W.
 164 Webb, Wm.

SURVEYED PLACES

Roden st

Property number: 558176**Adderley Street** **160****Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'2 storey brick townhouse built 2000'.

Sands & McDougall Directory of Victoria

1935

Stanley st

160 Madder, J. & R. E.,

Pty Ltd, kalso mnfrs

162 Ahearn, Jos. W.

164 Costello, Mrs Mary

1930

Ripper, Evelyn

Stanley st

162 Ahearn, Jos. W.

164 Webb, Wm.

SURVEYED PLACES

Roden st

Property number: 558177**Adderley Street****162****-164****Michael Moran's
row houses****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** C**Proposed Grading:** C**Existing
Streetscape Level:** 3**Proposed
Streetscape Level:** 3**What date or era does the place express (if any)?****Creation date (if available)?** 1875-

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO459 162-164 Adderley Street, West Melbourne

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
13 04 1875 City of Melbourne registration no 6315
[Burchett Index]. Fee 1.15.0 two cottages
Owner Moran, Michael
Builder Moran, Michael - Metropolitan Hotel

**i-Heritage search results: Abstract of Building
Identification Form (BIF)**

162 TO 164 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
C 3

SURVEYED PLACES

Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme
 Butler, no date Adopted
 Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner

As the owner of these offices, former row houses, Michael Moran, was a builder by trade and probably built the houses in 1875. He owned the buildings for over 20 years and in that time leased them to people such as Joseph Toohey, James Walker, Robert Moore, Michael Cook, George Kingston.

Integrity Fair
 Condition Fair
 Original Building Type
 History
 Not Assessed

Description/Notable Features

A pair of two-story, stucco finish row houses with two level cast-iron verandahs and iron picket palisade fencing between stuccoed fence piers. The slated roofs are hipped and exposed above bracketed eaves; the opening heads and segment-arched with drip-moulds providing a Tudor flavour to otherwise Italianate form and detail. Panelled cast-iron friezes and brackets and fringing provide the decoration, whilst six panel doors lend distinction to the detailing.

Notable features include fence, verandah decoration, verandah roof and structure, corner siting

Statement of Significance

Architecturally, the hip roof two-storey row house form is an unusual combination (refer 115-117 George Street, East Melbourne, 1867) both in the study area and Victoria. This is a relatively early and original pair of this type, sparsely decorated as befits its period. Historically, an owner-builder-developer combination, typical of the area: of local importance.

Recommended Alterations

Balustrade, fence piers altered (inappropriate - reinstate original design/sympathetic alternative)

Other Comments Repaint in original or typical colours.

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983 cites:**

162-4 Adderley Street

1. RB 1875-76, 1675, 6; RB 1896-97, 884 ,5 ;

RB 1881-82, 1793; RB 1885-86, 828;

RB 1890-91, 861.

North and West Melbourne Conservation Study (1983)

History

As the owner of these offices, former row houses, Michael Moran, was a builder by trade and probably built the houses in 1875. He owned the buildings for over 20 years and in that time leased them to people such as Joseph Toohey, James Walker, Robert Moore, Michael Cook, George Kingston.

Description

A pair of two-story, stucco finish row houses with two level cast-iron verandahs and iron picket palisade

fencing between stuccoed fence piers. The slated roofs are hipped and exposed above bracketed eaves; the opening heads and segment-arched with drip-moulds providing a Tudor flavour to otherwise Italianate form and detail. Panelled cast-iron friezes and brackets and fringing provide the decoration, whilst six panel doors lend distinction to the detailing. Notable features include fence, verandah decoration, verandah roof and structure, corner siting

Integrity- Generally original excepting colours and rain water gutters.

Significance

Architecturally, the hip roof two-storey row house form is an unusual combination (refer 115-117 George Street, East Melbourne, 1867) both in the study area and Victoria. This is a relatively early and original pair of this type, sparsely decorated as befits its period.

Historically, an owner-builder-developer combination, typical of the area: of local importance.

Recommendations

Repaint in original or typical colours.

Property number: 100239

SURVEYED PLACES

Adderley Street	163		
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Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1940-1960

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'Single storey brick industrial building built late 1940's.
 Primary landuse: Garage/Motor Vehicle Repairs.'

Property number: 100196

Adderley Street	168	-176	
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Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'Single storey brick warehouse.'

Property number: 100238

SURVEYED PLACES

Adderley Street	169	-171	Hampson's row houses, part 169-175 Adderley Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C **Proposed Grading:** C

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1865

Creation era? **Early Victorian-era**
 Victorian-era **Interwar**
 Edwardian-era **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**
 Scientific value **Social value**
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct **Not significant or contributory**
 Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Lewis, M. Australian Architecture Index:**

No Hampson in West Melbourne, Hampson is owner of proposed shop in East Melbourne and Mrs Hampson a proposed house in Carlton 1854, 1185.

Adderley Street, date range:

72614 Walsh, Thomas Walsh, Thomas - Stanley Street West Melbourne VIC City of Melbourne registration no 1236 [Burchett Index]. Fee 3.10.0 two 4 room brick cottages cnr Adderley & Stanley 1865 12 5' (Walsh has other projects in Stanley Street)

Probate

Robert Hampson Engineer Carlton dies 26 Jul 1874 12/130 VPRS 28/P0, unit 139; VPRS 28/P2, unit 27; VPRS 7591/P2, unit 15'

Probate to widow Mary Hampson.

Real estate: two leased six room brick houses in Fitzroy Street, Fitzroy; weatherboard house in Parkside Street (widow retains some property)

Mary Hampson Widow Footscray dies 20 Feb 1908 107/253

Mary dies with two two-storey brick houses in Neil Street, Carlton, land in Park Street. Probate to Walter Hampson, iron founder, Moreland Street, Footscray

i-Heritage search results: Abstract of Building Identification Form (BIF)

169 TO 171 ADDERLEY STREET WEST MELBOURNE 3003 Heritage Gradings

Building Grading Streetscape Level Laneway Level C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

Integrity Poor

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets. Notable features include verandah decoration

Statement of Significance

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommended Alterations

Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169). Verandah, windows, roof (inappropriate - reinstate original design)

Other Comments Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows

SURVEYED PLACES

with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Property number: 100197

Newspapers:

'Illustrated Australian News for Home Readers', Monday 10 August 1874

Deaths:

'HAMPSON.- At Parkside-street, Carlton, on the 20th July, Mr. Robert Hampson, aged 48 years' (explains sale 1874?).

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983****cites:**

RB 1866, 1367, 8; RB 1875, 1649, 51;
RB 1896-97, 818,20; RB 1881-82, 1790,
91; RB 1890-91, 795.

City of Melbourne Valuers Books

1870, 1532- R Hampson owns BH 3 rooms £24, 2x4 rooms £30 (Hampson occupies last in row);
Occupiers: Garner, R Preshaw, (no Walsh)

North and West Melbourne Conservation Study (1983)**History**

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee. Easton died at the house (169) in 1906 being termed formerly of the Dudley Street rolling mills and an old colonist.

Description

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets.

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Significance

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommendations

Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).

SURVEYED PLACES

Adderley Street	173 -175	Hampson's row houses, part 169-175 Adderley Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C **Proposed Grading:** C

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1865

Creation era? **Early Victorian-era**
 Victorian-era **Interwar**
 Edwardian-era **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**
 Scientific value **Social value**
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct **Not significant or contributory**
 Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
 No Hampson in West Melbourne

i-Heritage search results: Abstract of Building Identification Form (BIF)

173 TO 175 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 C 3
 Conservation Study Details
 Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme
 Butler, no date Adopted
 Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect

Builder Not Assessed

First Owner

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets. Notable features include verandah decoration

Statement of Significance Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommended Alterations

Other Comments

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

North and West Melbourne Conservation Study 1983

169-75 Adderley Street

1. RB 1866, 1367. 8; RB 1875, 1649, 51;
 RB 1896-97, 818,20; RB 1881-82, 1790,
 91; RB 1890-91, 795.

North and West Melbourne Conservation Study (1983)

History

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

Description

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in

SURVEYED PLACES

the form of tracery-like brackets.

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Significance

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommendations

Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).

Property number: 100198

Adderley Street**177****Hampson's row houses, part 169-175 Adderley Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** C**Proposed Grading:** C**Existing Streetscape Level:** 3**Proposed Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1865

- Creation era?**
- Victorian-era** **Early Victorian-era**
- Edwardian-era** **Interwar**
- Post WW2**

What are the heritage values of the place (if any)?

- Aesthetic value** **Historical value**
- Scientific value** **Social value**
- Not assessed for heritage values**

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct** **Not significant or contributory**
- Significant individually** **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Lewis, M. Australian Architecture Index:**

No Hampson in West Melbourne Building Permit Applications, see:

`81488 George, J Hampson East Melbourne VIC Shop 1854 11 20;

79116 Wicks & Ellis - Hoddle Street Coll. Hampson, Mrs Carlton VIC House Treeby, - 1885 11 5'

i-Heritage search results: Abstract of Building Identification Form (BIF)

173 TO 175 ADDERLEY STREET WEST MELBOURNE 3003

SURVEYED PLACES

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets. Notable features include verandah decoration

Statement of Significance

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommended Alterations

Other Comments

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

North and West Melbourne Conservation Study 1983

169-75 Adderley Street

1. RB 1866, 1367. 8; RB 1875, 1649, 51;

RB 1896-97, 818,20; RB 1881-82, 1790,

91; RB 1890-91, 795.

North and West Melbourne Conservation Study (1983)

History

An engineer, Robert Hampson had these three houses built in 1865, two of which he leased, the other being his residence until they were sold in 1874. The new owner Thomas Easton (qv) lived in 169 Adderley Street and leased the other two house over the next 20 years or so to such as Richard Boxall, Alexander Galvin and Ellen Callender. R. Hampson was the grantee.

Description

A transverse-gable roofed row of verandahed and single-fronted stucco finished houses, formerly with unusual, Gothic flavoured timber verandah detailing in the form of tracery-like brackets.

Integrity - 173 and particularly 169 have been altered, possessing their form and basic finish: only 175 possesses its original Gothic detailing. The windows of 169 have been replaced with aluminium-framed windows with horizontal emphasis, tile profile cladding put on the roof and the verandah rebuilt; 173 is generally original but the tracery is missing. What were presumably timber picket fences have been replaced. Gutters and colours have changed as have other details.

Significance

Architecturally, the original Gothic tracery details are rare in small, privately owned domestic buildings (refer to 7 Walker Street, Northcote and 157 Hotham Street, East Melbourne); Gothic detailing being usually in the form of fretted or carved barge-boards: however, this significance pertains only to 175. Historical, of local interest only.

Recommendations

Record the detailing of 175 for possible restoration of 173, 169 and general architectural interest; repaint in original or typical colours; restore fences; restore roofing (169).

Property number: 100199

SURVEYED PLACES

Adderley Street	179 -183	Clarke's grocer shop and residence
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C,D **Proposed Grading:** C

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available): 1889

- Creation era?**
- Victorian-era** **Early Victorian-era**
- Edwardian-era** **Interwar**
- Not assessed for heritage values** **Post WW2**

What are the heritage values of the place (if any)?

- Aesthetic value** **Historical value**
- Scientific value** **Social value**
- Not assessed for heritage values**

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct** **Not significant or contributory**
- Significant individually** **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

- 8.2 Housing the population
- 5.4 Developing a retail centre

Recommendations (if any)

Revise Heritage Places Inventory July 2015 grading and numbering: replaces 179, 181 Adderley Street.

References (if any):**Heritage Places Inventory July 2015**

Adderley Street 179 D 3
Adderley Street 181 C 3

City of Melbourne online maps, City of Melbourne GIS project map.

Property- now 179-183 Adderley Street.

Lewis, M. Australian Architecture Index:

4 03 1889 City of Melbourne registration no 3796

[Burchett Index]. Fee 1.15.0 shop
Architect/s -Webb, -
Owner Clark, J
Builder Fallick & Rawson - Waltham Street Newmarket.

i-Heritage search results: Abstract of Building Identification Form (BIF)

179 TO 181 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings

Building Grading Streetscape Level Laneway Level
C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

This shop and residence was built for John Clarke in 1889, who lived there until after 1890, when it was leased to James Woods, a grocer of Russell Street under the ownership of Ann Clarke.

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

One-level stuccoed brick, parapeted shop and residence with timber mullioned shop fronts to Adderley and Rodin Streets and part of the original concave roof street verandah which is supported on iron posts and of the Melbourne Corporation design. Stucco detailing is sparse for the construction date being a cornice to the parapet. The shop being built on the frontage, terminates the streetscape of row houses to the south. Notable features include intact shop front, post supported shop verandah

Statement of Significance

Architecturally, its value is that of a corner-shop-form which is typical of row house suburbs and the verandah lends period variety to the streetscape and thus is of local significance only. It is also representative of the many modest commissions undertaken by W.H. Webb in the area.

Recommended Alterations

Record verandah and shop front details; replace missing verandah; restore doors (presumably half-glazed double doors); repaint in original or typical colours. Signs (inappropriate - reinstate sympathetic alternative)

Other Comments Integrity - Part of the street verandah has been removed; the entrance doors replaced/altered; an evaporative cooler placed in the highlight and the colours changed.

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983 cites:**

181 Adderley Street
1890-91; 1896-97, 822

North and West Melbourne Conservation Study (1983)

History

SURVEYED PLACES

This shop and residence was built for John Clarke in 1889, who lived there until after 1890, when it was leased to James Woods, a grocer of Russell Street under the ownership of Ann Clarke.

Description

One-level stuccoed brick, parapeted shop and residence with timber mullioned shop fronts to Adderley and Rodin Streets and part of the original concave roof street verandah which is supported on iron posts and of the Melbourne Corporation design. Stucco detailing is sparse for the construction date being a cornice to the parapet. The shop being built on the frontage, terminates the streetscape of row houses to the south.

Integrity - Part of the street verandah has been removed; the entrance doors replaced/altered; an evaporative cooler placed in the highlight and the colours changed

Significance

Architecturally, its value is that of a corner-shop-form which is typical of row house suburbs and the verandah lends period variety to the streetscape and thus is of local significance only. It is also representative of the many modest commissions undertaken by W.H. Webb in the area.

Recommendations

Record verandah and shop front details; replace missing verandah; restore doors (presumably half-glazed double doors); repaint in original or typical colours.

Property number: 100200

Adderley Street **187 -189**

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1946-1960

- Creation era?**
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`A single storey brick building built in the early 1930's.

Primary landuse:

Garage/Motor Vehicle Repairs.'

MMBW 1895: shop shown? 187-189 adjoining row houses.

Sands & McDougall Directory of Victoria

1942

179 Boyle, W.

Roden st

187 Rutledge, Mrs M., confr

187 Rutledge, Adolphus

191 Arbon, Hy . J.

Property number: 100201

SURVEYED PLACES

Adderley Street

191

Ellan Vanan (or
Ellan Vannin),
Martha Goldsmith's
row house

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: C

Existing

Streetscape Level: 3

Proposed

Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1883-4

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2

What are the heritage values of the place (if any)?

 Aesthetic value Historical value Scientific value Social value Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Newspapers:

'Geelong Advertiser' (Vic. : 1859 - 1926) Monday 27 February 1888

'CONVICTION OF A PICKPOCKET.

At the Police Court on Saturday a respectably attired and intelligent man named John Gregory, described as a miner, and aged about 40 years, was charged with having stolen from the person of Martha Goldsmith, a widow, residing at West Melbourne, a purse containing between 8s and 9s. The bench consisted of the Mayor (Mr H.

SURVEYED PLACES

Meakin), Mr Heron, P.M., and Messrs Gibson and Miles, JPs The prosecutrix stated that she was a passenger by the steamer Courier during its trip from Melbourne to Geelong on the previous afternoon. Upon the arrival of the vessel at Portarlinton she was about to take on shore one of her daughters, who was in ill-health, when she was informed by a Mrs Ebbott that her pocket had been picked. She immediately put her hand into the pocket and found that her purse, which contained between 8s and 9s, besides the keys of a portmanteau and a tin box, had been stolen. The prisoner was pointed out to her, and she accused him of the theft. He denied it, but subsequently said that if he were to give her the money it would be admitting that he was guilty, Elizabeth Mary Ebbott, a married woman, living at Long Gully, Sandhurst, gave evidence that she was on the steamer when the theft was committed.

She saw the prisoner stand close to Mrs Goldsmith and draw from her pocket a purse. Looking towards witness he saw that he had been observed, and approaching her he said, "Is this Geelong ? " Witness replied in the negative, and said that he knew it was not Geelong. She then informed her husband of the theft, and told him to watch Gregory ; and subsequently she asked Mrs Goldsmith to see whether anything had been taken from her pocket. The prosecutrix immediately found that her purse had been stolen. In the meantime prisoner had gone below. Philip Henry Ebbott, husband of the previous witness, and who is a coach builder by trade, identified the prisoner, and stated that he had followed him to the lower part of the steamer. He informed the captain and other officers of the theft, and Gregory was eventually discovered in one of the water closets, Corroborative evidence was given by James Smith, second officer of the Courier ; and Constable Brady stated that the man was given into his custody by Mr Munro, the first officer, upon the arrival of the boat at Geelong. Seniors constable McGreal said that, after being locked up, Gregory intimated that he was a resident of Peel-street, Ballarat, and followed the occupation of a miner. The Ballarat police were communicated with, and that (Saturday) morning a telegram had been received from them stating that no person named Gregory lived in the street named. The prisoner reiterated that he lived in Peel-street. He said that the case was one of mistaken identity!;

that he was ill on the afternoon, in question, and kept in the lower part of the vessel throughout the voyage. He was certainly not on the upper deck when the theft was alleged to have taken place, When Mrs Goldsmith accused him she stated that between 7s and 8s had been stolen from her, but in evidence she had said that 8s or 9s were in the purse taken from her pocket. The bench enquired whether the purse and its contents had been found, but the police replied in the negative, remarking that it had probably been thrown into the water when prisoner went below finding that he had been detected. In answer to Mr Heron, the accused said he would prefer to be dealt summarily with, rather than be committed for trial, as he had already been subjected to enough trouble over the matter. Gregory was sentenced to three months imprisonment, and the Mayor said that the bench would like to have made it six months. Before the proceedings closed Mr Heron observed that it was fortunate, for the sake of justice, that such witnesses as Mr and Mrs Ebbott had been obtained in the case.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 1 April 1896

'GOLDSMITH,— The Friends of the late Mrs. MARTHA GOLDSMITH are respectfully invited to follow her remains to the place of interment, in the Melbourne General Cemetery. Thu funeral is appointed to leave her late residence. "Ellan Vanan," Adderley street, West Melbourne, THIS DAY (Wednesday), 1st April, at 4 o'clock.'

'Application will be made to the Supreme Court, in its probate jurisdiction, that Letters of Administration of the ESTATE of MARTHA GOLDSMITH, late of West Melbourne, in Victoria, Widow, deceased, may be GRANTED to Edward Thomas Goldsmith, of 22 Ormoud-street, Kensington, in Victoria, engineer, being a son and next of kin of the said deceased.

Dated this 8th day of June, 1896.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 8 August 1901

GOLDSMITH. -On the 6th August, at Benalla, George, the dearly beloved eldest son of the late Martha Goldsmith of Adderley-street, West Melbourne, and brother of Mrs. A. Patterson (Benalla) and of John and Edward, aged 42 years.

At rest.

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 1 July 1942

WEDNESDAY APRIL 23.

At Three O'clock. On the Property.

191 ADDERLEY ST.. WEST MELBOURNE

(Between Roden and Hawke Streets).

Under Instructions From THE UNION TRUSTEE COMPANY OF AUSTRALIA LIMITED, of 333 Collins St..

and Eldred J. Wood. Esq..

In Estate of P. H. Mignot. Dead.

BRICK AND CEMENT BALCONY RESIDENCE.

Tiled Verandah. Iron Palisade Fence. 7 Rooms, Bathroom.

Washhouse. Let at 27/0

Weekly. Land 18ft. 7 in. x 89ft. to R.O.W. Title. Certificate.

Lawson & Jardine.

Solicitors. 123 William Street.

TERMS: £100 Deposit. Balance Within 14

Days of Treasury Consent.

W. B. SIMPSON & SON.

30 Errol St.. North Melbourne. FJ6163.

Wikipedia, the free encyclopedia- Ellan Vannin

From Wikipedia, the free encyclopedia

Ellan Vannin may refer to:

the Manx name for the Isle of Man

"Ellan Vannin" (poem), a poem and song, known as the alternative Isle of Man national anthem

SS Ellan Vannin (1854), an iron-built packet steamer operated out of Castletown, Isle of Man

Lewis, M. Australian Architecture Index:

1881-1891

No obvious Building Permit Application - as an addition typically not recorded by Burchett, further work could go to VPRO source.

i-Heritage search results: Abstract of Building Identification Form (BIF)

191 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

SURVEYED PLACES

Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme
 Butler, no date Adopted
 Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include fence, verandah decoration,
 verandah roof and structure, elaborate/high standard
 design of cement rendered surfaces. Unusual entablature.
 Statement of Significance
 Not Assessed
 Recommended Alterations

Building Permit Application

No Goldsmith as owner, Adderley St

Probate, VPRO

^Pierre H Mignot Gentleman Nth Coburg 24 Jun 1942
 334/519 VPRS 28/P3, unit 3676; VPRS 7591/P2, unit 1179
 Martha Goldsmith Widow W Melbourne 31 Mar 1896
 61/345 VPRS 28/P0, unit 782;
 VPRS 28/P2, unit 435 - £407, of 22 Ormond St,
 Kensington - sons Edward (exec), George, John and
 daughter Emma; also property in Adderley St, West
 Melbourne 18x60' brick house £400 also land at Newport.'

Australia, Death Index, 1787-1985

^Name: Martha Goldsmith
 Birth Year: abt 1832
 Age: 64
 Death Place: West Melbourne, Victoria
 Father's name: Goldsmith Jno
 Mother's name: Martha Overton
 Registration Year: 1896
 Registration Place: Victoria
 Registration Number: 3171'

Sands & McDougall Directory of Victoria

1935
 West side
 179 Bryce, Mrs Mary A.
 Roden st
 187 Rutledge, A.
 187 Rutledge, Mrs M., cnfr
 191 Mignot, Pierre H.
 193 Gray, Wm. H.
 195 Terrell, Gordon

1930
 179 Bryce, Thomas
 Roden st
 187 Rutledge, A., confr
 191 Mignot, Pierre H.
 193 Vacant
 197 Callinan, Mrs Mary.

1925
 179 Bryce, Thomas
 Roden st
 187 Rutledge, A., confr
 191 Mignot, Pierre H.
 193 McCallum, Mrs Flora
 195 Gray, Thomas

1920
 179 Bryce. Thomas
 Roden st
 187 Rutledge, A., confr
 191 Smith, Gladstone
 193 McCallum, Mrs Flora

1915
 191 Fowler, Thomas W

1910
 181 Chancellor & Son. grocers
 Roden at
 187 Jones, W. H., grgrcr
 191 Fowler, Thomas W.

1893
 Roden st
 187 Verner, W., confctnr
 191 Williams, Thomas W.
 193 Breese, William
 195 Wilson, William
 197 Cameron, Donald
 199 Rodger, Robert W.
 203 Murray, Matthew J.
 205 Vacant
 207 Woods, James, grocer
 Hawke st

1890
 Roden st
 187 Perry, Miss Eliz, confctnr
 James McDunna
 191 Williams, Thomas W.
 193 Breese, William
 197 Cameron, Donald
 199 Fisher, Hugh.
 203 Murray, Matthew J.
 205 Devine, William
 207 Watson, John B, grocer
 Hawke st

1888
 Roden st
 Clark, John draper (187)
 James McDunna
 29 Goldsmith , Mrs Martha (191)
 31 Breese, William (193)
 33 Fisher, Hugh (199)
 37 Murray Matthew J ,
 39 Delahunt , Mrs Rosina
 Hawke st

1886
 Roden st
 Hastings, HW draper
 Donald Cameron
 29 Goldsmith , Mrs Martha
 31 Toy, William H
 33 Soutter Mrs jessie

SURVEYED PLACES

37 Murray Matthew J ,
39 Delahunt , Mrs Rosina
Hawke st

1885
Roden st
Hastings, HW draper
29 Goldsmith , Mrs Martha
31 Toy, William H ...

1880
Roden st
McDougall, Mrs Robert
grocer
29 Goldsmith , Mrs Martha
31 Smith, George
Bennett, William J.
Gee Richard,
33 Soutter Jas stevedore,
37 Murray Matthew ,
39 Delahant , Mrs Rosina
Hawke st

1878
Roden st
McDonough, P
McDougall
Goldsmith , Mrs Martha
Smith, George
31 Hunter, John
Gee Richard,
33 Cullen, Richard,
37 Murray Matthew J,
Robert Cathie
39 Shealer, Robert green grcer
Hawke st

**City of Melbourne Valuers Books
1900, 829**

Thomas Fowler jnr, Thomas Fowler snr as owner, BH 7
rooms 17x80 £30 191 Adderley;
1891, 789
Thomas Williams, owner Mrs Goldsmith, BH 7 rooms
17x80 £40 191 Adderley;
1889, 801 Mrs Goldsmith, owner-occupier, BH 7 rooms
17x80 £40 ;
1888 821 Mrs Goldsmith, BH 7 rooms 17x80 £40 (29
Adderley)
1887 802 Mrs Goldsmith, BH 6 rooms 17x80 £40 (29
Adderley)
1886 777 Mrs Goldsmith, BH 6 rooms 17x80 £40 (29
Adderley)
1884, 1802 ditto
**1883 Mrs Goldsmith, BH 2 rooms 17x80 £12 (29
Adderley) additions written in**
1880
1763, Geo Smith owner-occupier BH 4 rooms 17x80 £26
1764, Mrs Goldsmith owner-occupier BH 2 rooms 17x80
£12
1765 Jas McDonaghan John Brain B.S. 2 rooms 27x80
£18

Property number: 100202

Adderley Street

193

Smith house

**Survey Notes:**

Verandah detail gone, fence replaced, valuable tiled verandah - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and City of Melbourne Heritage Review 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**

Existing

Streetscape Level: **3**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1876

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
Graded E3

Lewis, M. Australian Architecture Index:

`72787 O'Connell, Geoffrey; Smith, - West Melbourne VIC
City of Melbourne registration no 6786 [Burchett Index].
Fee 1.0.0 four room brick cottage Adderley - nr Roden
1876 06 12.'

**i-Heritage search results: Abstract of Building
Identification Form (BIF)**

193 ADDERLEY STREET WEST MELBOURNE 3003

SURVEYED PLACES

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian; c.1876

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

The house at 193 Adderley Street was built c.1876. It is first listed in the Sands & McDougall directory in 1877, when the occupant was George Smith, who remained there until at least 1881. Between 1882 and 1898, the property was owned by the Victorian Permanent Property Investment and Building Society. In 1898, ownership was transferred to William Breese, an engine driver, who retained it until 1904, when it was transferred to Flora McCallum. Subsequent owners included John Marshall, a plumb

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The house at 193 Adderley Street is a single-storey, single-fronted Victorian cottage. The walls are of brick, now painted, and it has a transverse gabled roof clad in corrugated galvanised steel and penetrated by a central chimney with a moulded capping. The skillion-roofed verandah terminates at wing walls which have decorative console brackets. The facade has a timber-panelled entry door with fanlight, and the window is a timber-framed double-hung sash with decorative shutters. The metal fence is not original.

Statement of Significance The house at 193 Adderley Street, West Melbourne, is of local historical and aesthetic interest. Reasonably intact, the house is representative of the type of modest workers' cottages which were constructed in large numbers in North and West Melbourne in the Victorian period.

Recommended Alterations

Other Comments

Upgraded from E to D. The house is a reasonably intact example of its style and type, and its individual value is reinforced by its setting.

* Information provided by North & West Melbourne Association.

included John Marshall, a plumber, Elizabeth Clarke, a nurse, Ann Cullen, a spinster and Roberts [sic] Warne-Smith. a chartered accountant.

Description

The house at 193 Adderley Street is a single-storey, single-fronted Victorian cottage. The walls are of brick, now painted, and it has a transverse gabled roof clad in corrugated galvanised steel and penetrated by a central chimney with a moulded capping. The skillion-roofed verandah terminates at wing walls which have decorative console brackets. The facade has a timber-panelled entry door with fanlight, and the window is a timber-framed double-hung sash with decorative shutters. The metal fence is not original.

Integrity Good

Condition Good

Significance

The house at 193 Adderley Street, West Melbourne, is of local historical and aesthetic interest. Reasonably intact, the house is representative of the type of modest workers' cottages which were constructed in large numbers in North and West Melbourne in the Victorian period.

Grading Review

Upgraded from E to D. The house is a reasonably intact example of its style and type, and its individual value is reinforced by its setting.

Property number: 100203

City of Melbourne Heritage Review (1999)

History

The house at 193 Adderley Street was built c.1876. It is first listed in the Sands & McDougall directory in 1877, when the occupant was George Smith, who remained there until at least 1881. Between 1882 and 1898, the property was owned by the Victorian Permanent Property Investment and Building Society. In 1898, ownership was transferred to William Breese, an engine driver, who retained it until 1904, when it was transferred to Flora McCallum. Subsequent owners

SURVEYED PLACES

Adderley Street	195	Lochaber or Cameron house
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Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **C** Proposed Grading: **B**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1896-7

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

195 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah decoration, verandah roof and structure, unpainted decorative brickwork, notable gable, slate work - architect design?

Statement of Significance

Not Assessed

Lewis, M. Australian Architecture Index:

72790 Field & French - 103 Haines Street Nth Melb.

Cameron, Donald West Melbourne VIC House -City of

Melbourne registration no 6839 [Burchett Index]. Fee

1.15.0 house Brearley, F 1896 12 14' -see Building Permit

Application card also, VPRO.

Newspapers:

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 3 June 1905.

Marriages

'CAMERON—McKROY.—[Silver Wedding.]—On the 24th May, 1880, at St. Luke's Church, Wodonga, by the Rev. Mr. Burke, of Chiltern, assisted by the Rev. Mr. White, Donald Cameron, of West Melbourne, to Annie Jane, eldest daughter of Joseph Alexander McKoy, of Wodonga. Present address, "Lochaber," Adderley-street, West Melbourne.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 7

August 1908

'ENGINE DRIVER'S FALL.

Donald Cameron, engine driver of the Ballarat-Melbourne

train, fell from the footplate at the Bacchus Marsh station

on Wednesday night, and severely injured his left thigh.

He drove his engine into Melbourne, and was then taken

to his home in Adderley-street, West Melbourne, where

he was attended by Dr. O'Donnell and Perl. Subsequently

Cameron was removed to the Melbourne Hospital'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 20

April 1918

CAMERON.-Mr. Donald Cameron, of "Lochaber," Adderley

street West Melbourne, has had advice that his son, Lieut.

D. R. Cameron, M.C., has been promoted to the rank of

captain. He left Australia with the first Expeditionary

Force, and gained his. M.C. for conspicuous bravery in the

field.'

'The Argus' (Melbourne, Vic.: 1848 - 1957) Saturday 20

May 1922

Marriages

'CAMERON-MILES. -ON the 1st February, at Cairns

Memorial Church, East Melbourne, by the Rev. J.T.

Gibson, M.A., Donald House (late captain, A.I.F.), third

son of Mr. and Mrs. Donald Cameron, of Lochobar,

Adderley street, West Melbourne, to Maude May Miles,

youngest daughter of the late Mr. and Mrs. B. Miles, of

SURVEYED PLACES

Jolimont. (Sydney and new Zealand papers please copy.)'

Property number: 100204

Sands & McDougall Directory of Victoria

1935

West side

179 Bryce, Mrs Mary A.

Roden st

187 Rutledge, A.

187 Rutledge, Mrs M., cnfr

191 Mignot, Pierre H.

193 Gray, Wm. H.

195 Terrell, Gordon

1930

179 Bryce, Thomas

Roden st

187 Rutledge, A., confr

191 Mignot, Pierre H.

193 Vacant

197 Callinan, Mrs Mary.

1925

179 Bryce, Thomas

Roden st

187 Rutledge, A., confr

191 Mignot, Pierre H.

193 McCallum, Mrs Flora

195 Gray, Thomas

1920

179 Bryce. Thomas

Roden st

187 Rutledge, A., confr

191 Smith, Gladstone

193 McCallum, Mrs Flora

195 Cameron, Donald

1915

195 Cameron, Donald

1910

181 Chancellor & Son. grocers

Roden at

187 Jones, W. H., grgrcr

191 Fowler, Thomas W.

193

195 Cameron, Donald

1893

Roden st

187 Venum, W., confectnr

191 Williams, Thomas W.

193 Breese, William

195 Wilson, William

City of Melbourne Valuers Books

1891, 791

Mrs Wilson (written in), Donald Cameron (also owns adjoining 197 where he lives) **BH 3 rooms 32x80 £10**

197 3 room BH £24

1896 826 William Wilson, DC BH 3 rooms 32x80 £10 (x-out to 34)

1897 827

DC owner-occupier BH 8 rooms 32x80 £34, owns and leases 3 room BH adjoining 197 on same land

1900, 831

Donald Cameron owner-occupier BH 8 rooms 32x80 £34 incr to 36

also owns 197 3 room BH

SURVEYED PLACES

Adderley Street	197		
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**Survey Notes:**

Paint removed from brickwork as enhancement- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **D**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

197 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include the fence, verandah decoration, verandah roof and structure

Statement of Significance

Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) planting (inappropriate - remove/reinstate sympathetic alternative)

Image shows paint removed from bricks by c1991.

Sands & McDougall Directory of Victoria

1930

197 Callinan, Mrs Mary

Property number: 100205

SURVEYED PLACES

Adderley Street	199	Cullen house
------------------------	------------	---------------------

**Survey Notes:**

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** D

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1871

Creation era?

Victorian-era **Early Victorian-era**

Edwardian-era **Interwar**

Not assessed for heritage values **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**

Scientific value **Social value**

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct **Not significant or contributory**

Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

199 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information

Architectural Style Victorian; 1871
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Good
Condition Good
Original Building Type

History

The house at 199 Adderley Street was built c.1871. It is first listed in the Sands & McDougall directory in 1872, when it was occupied by Richard Cullen, who remained there until 1878, when he was succeeded by James Soutter, a stevedore.

Description/Notable Features

The house at 199 Adderley Street is a single-storey, single-fronted bichromatic brick Victorian cottage. Walls are of tuck-pointed reddish-brown brick with cream brick dressings to openings, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah terminates at wing walls with rendered parapets, and has cast iron decoration. The entry door is timber-panelled with a fanlight, and the window is a timber-framed double-hung sash. The picket fence is recent.

Statement of Significance

The house at 199 Adderley Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest worker's cottage which were constructed in large numbers in North and West Melbourne in the Victorian period. It is an intact example of its type which retains its original tuckpointed bichromatic brickwork.

Recommended Alterations

Other Comments Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier brick fence has been replaced with a timber picket fence. The houses relates visually and historically to its neighbours.

North and West Melbourne Conservation Study (1983)
Graded E3**Lewis, M. Australian Architecture Index:**

72755 Stephens, Richard; Cullen, R West Melbourne VIC House 1873 01 7
72281 Cullen, William - 95 Stanley Street Cullen, William West Melbourne VIC House 1885 08 4
72283 Cullen, William - 95 Stanley Street Cullen, William West Melbourne VIC House 1887 12 12'

City of Melbourne Valuers Books

1875, 1641-
(Murray)
Richard Cullen, owner-occupier 4 room BH, £26
(Green, Cooke, Bran, Clarke)

City of Melbourne Heritage Review (1999)**History**

The house at 199 Adderley Street was built c.1871. It is first listed in the Sands & McDougall directory in 1872, when it was occupied by Richard Cullen, who remained there until 1878, when he was succeeded by James Soutter, a stevedore.

Description

The house at 199 Adderley Street is a single-storey,

SURVEYED PLACES

single-fronted bichromatic brick Victorian cottage. Walls are of tuck-pointed reddish-brown brick with cream brick dressings to openings, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah terminates at wing walls with rendered parapets, and has cast iron decoration. The entry door is timber-panelled with a fanlight, and the window is a timber-framed double-hung sash. The picket fence is recent.

Significance

The house at 199 Adderley Street, West Melbourne, is of local historical and aesthetic interest. It is representative of the modest worker's cottage which were constructed in large numbers in North and West Melbourne in the Victorian period. It is an intact example of its type which retains its original tuckpointed bichromatic brickwork.

Grading Review

Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier brick fence has been replaced with a timber picket fence. The houses relates visually and historically to its neighbours.

Property number: 100206

Adderley Street**201****Avoca or Murray's house****Survey Notes:**

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing Streetscape Level:** 3**Proposed Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available):** 1907

- Creation era?**
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
 `72584 Kelly, Michael - 28 Curzon Street Nth Melb.
 Murray, George West Melbourne VIC City of Melbourne registration no 511 [Burchett Index]. Fee 1.15.0 brick cottage at Adderley - 201 - 1907 06 29'

i-Heritage search results: Abstract of Building Identification Form (BIF)

201 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3

SURVEYED PLACES

Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 City of Melbourne Heritage Review 1999 - Allom Lovell
 and Associates 1999 Adopted
 Building and History Information
 Architectural Style Edwardian; c.1907
 Period 1900-15 - Edwardian
 Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type

History

The house at 201 Adderley Street was built c.1907. The Sands & McDougall directory for 1908 lists the house as 'vacant', while the following year the occupant is listed as Henry Remfry.

Description/Notable Features

The house at 201 Adderley Street is a single-storey single-fronted Edwardian brick cottage. The walls are of red brick with a cream brick string course at sill level, and the hipped roof is clad in slate with fish scale patterning. The verandah has a corrugated galvanised steel skillion-profile roof with cast iron decoration. The facade has a timber-panelled door with a glazed upper panel, and a pair of timber-framed double-hung sash windows. The timber picket fence is not original.

Statement of Significance

The house at 201 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is a late example of the small brick cottages which were constructed in large numbers in North and West Melbourne in the late nineteenth and early twentieth centuries. Aesthetically, the house is an interesting and intact combination of Victorian and Edwardian elements.

Recommended Alterations

Other Comments Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier wire fence has been replaced with a timber picket fence.

Newspapers:

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 29 May 1908
 'EMPIRE DAY.

At the West Melbourne State School, King-st., the children had lessons in the morning re Empire day, and about mid-day assembled in the grounds, and the flag was hoisted and saluted, patriotic songs and the National Anthem sung a guard of honor composed of cadets being in evidence as at Errol-st. Mr. H.Remfry, the head-master, addressed the children on Empire Day, and pointed out its significance and the lessons to be learned from it.'

'North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 7 August 1908
 'ARBOR DAY PRIZE ESSAYS.

Mr. H.. N. Remfry, head teacher of the West Melbourne State school, recently offered a- first and second prize for the two best essays on Arbor Day. The essays were

written in school, and under strict examination conditions. Mary Zaclierin gained the first prize, and Ascot Hanna the second, while one by Eric Carter was accorded "honorable mention"...'.

Sands & McDougall Directory of Victoria

1930

Henry Benbow

1915

201 Murray. George M.

1910

199 Lobb, William R.

201 Goliath, -Morris

203 Murray, Matthew

205 Gregory,, Duncan

P. 0— rceiving pillar

1904

199, 203 no 201

City of Melbourne Valuers Books

1915, 859-

Eliz & George F Murray owners 199-201 4 room BH £24, 25

Fred Hunt in 199, Geo Murray in 201

City of Melbourne Heritage Review (1999)

History

The house at 201 Adderley Street was built c.1907. The Sands & McDougall directory for 1908 lists the house as 'vacant', while the following year the occupant is listed as Henry Remfry.

Description

The house at 201 Adderley Street is a single-storey single-fronted Edwardian brick cottage. The walls are of red brick with a cream brick string course at sill level, and the hipped roof is clad in slate with fish scale patterning. The verandah has a corrugated galvanised steel skillion-profile roof with cast iron decoration. The facade has a timber-panelled door with a glazed upper panel, and a pair of timber-framed double-hung sash windows. The timber picket fence is not original.

Significance

The house at 201 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is a late example of the small brick cottages which were constructed in large numbers in North and West Melbourne in the late nineteenth and early twentieth centuries. Aesthetically, the house is an interesting and intact combination of Victorian and Edwardian elements.

Grading Review

Upgraded from E to D. Since the previous study (10/1/1985), the paint has been removed from the facade, enhancing the appearance and streetscape contribution of the house. In addition, an earlier wire fence has been replaced with a timber picket fence.

Property number: 100207

SURVEYED PLACES

Adderley Street **203**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1970?

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

`Single storey brick building built 1970.'

Property number: 100208

Adderley Street **211 -215** **Hawke Street and Adderley Street Park**



Survey Notes:

Not assessed. Reserve not part of original Crown Survey design.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

3.4 Defining public space

7.2 Cultivating the 'Garden City' aesthetic

7.1 Appreciating the natural landscape

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

Shown as 100 Hawke St, names trees willow myrtle and gum.

`A 812m2 public reserve.

Informal Outdoor Facility (Park/Garden/Reserve).'

Crown Record or Parish Plan - part CAs 6,7/93 sold in 1865 for housing.

MMBW

DP707 c1895: row house development.

SURVEYED PLACES**Property number:** unkown**Adderley Street****217****Dennis Madden's
row houses, part
217-221 Adderley
Street****Survey Notes:**

See 219 for evidence to restore iron fence - otherwise generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing
Streetscape Level:** 3**Proposed
Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1887**Creation era?** **Victorian-era** **Edwardian-era** **Early Victorian-era** **Interwar** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Scientific value** **Not assessed for heritage values** **Historical value** **Social value****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building
Identification Form (BIF)**

217 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

SURVEYED PLACES

Conservation Study: Study and Date, Status
 City of Melbourne Heritage Review 1999 - Allom Lovell
 and Associates 1999 Adopted
 Building and History Information
 Architectural Style Victorian; c.1887
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed

First Owner
 Integrity Good
 Condition Good
 Original Building Type
 History

The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

Description/Notable Features

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transverse gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Statement of Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Lewis, M. Australian Architecture Index:

Three row houses in date range:
 `72677 Greenlaw, J & W - Church Street Fitzroy Madden,
 Dennis West Melbourne VIC City of Melbourne
 registration no 3058 [Burchett Index]. Fee 5.5.0 three
 brick cottages Lavers, -1887 09 26'

City of Melbourne Valuers Books

1915, 866-
 (Denis Madden owns 213-221)

City of Melbourne Rate Books

1888, 831-834
 Dennis Madden owner-occupier of 4 BH one 6 rooms,
 one 3 rooms and two 5 rooms (last 3 on 17' frtonage and
 £76)

City of Melbourne Heritage Review (1999)**History**

The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one

house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

Description

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transversed gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Grading Review

Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Property number: 100209

SURVEYED PLACES**Adderley Street****218****Tyns House, part
Clark's row houses,
218-220 Adderley
Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** C**Proposed Grading:** C**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1882-3**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**MMBW**

DP 707 1895, pair shown with 218 on lane with large bricked yard and two storey brick factory-like building facing wide pitched lane, as existing

Newspapers:

'Illustrated Australian News' (Melbourne, Vic. : 1876 - 1889) Wednesday 20 February 1884

'PROUD. —On the 5th February, at Adderley-street, West Melbourne, the wife of Joshua Proud of a daughter.'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 18 August 1894 p 42

'Cunningham -Proud.— On the 28th June (by special licence), at the Poplar Wesleyan Church, East India Dock-road, London, by the Rev. Mr. Dunstan, Captain John Cunningham second son of Captain Cunningham, of Preston, Lancashire, England, to Mary Eleanor, oldest daughter of Joshua Proud, of West Melbourne.'

'North Melbourne Gazette' (Vic. : 1894 - 1901) Friday 4 October 1895 p 3

'The Nuptial Knot

The marriage of Miss Sarah, second daughter of Mr Joshua Proud, of "Tyns House," Adderley-street, West Melbourne, to Mr James Lawrence. of (Coolgardie, was celebrated on Tuesday last, October 1st, at the residence of the bride's parents, the Rev Dr Strong officiating. The bridesmaids were the four sisters of the bride Mr John Lawrence was "best man"; and the bride was given away by her father.

After the ceremony the company assembled at the Mechanics Hall Errol-street where the Wedding-breakfast was laid, in Mr Hunter's very best -style, which, is proof positive of excellence, nothing that could tempt the most delicate palate being absent. About 100 guests partook of the repast; and the customary complimentary speeches were made and responded to in the usual way. The only incident which could be said to have a saddening effect upon the relatives of both parties was the fact of the young couple's early departure for the "Golden west"; but if the kind prayers of their friends are granted, fortune will smile upon them in the land of their adoption. The speeches, in view of their departure at no distant date, naturally partook of a valedictory character, and the evident reluctance shown on both sides at mention of parting, was, perhaps, the greater compliment that could be paid them. After supper the tables were cleared away, and the dancers at once took possession of the floor, and did not quit till well towards morning. Appended we give a list of the costumes:

The Bride looked charming in a hand some cream cashmere, relieved with cream brocade and satin, crowned-with the usual wreath and -veil, and shower bouquet. The four bridesmaids were attired in buttercup cashmere, relieved with figured silk to match.....'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 24 February 1898 p 3

'Probate.... intestate, may be GRANTED to Joshua Proud, of No. 218 Adderley-street. West Mel.'

'Geelong Advertiser' (Vic. : 1859 - 1924) Friday 25 July 1913 p 5

'THE SMOKE NUISANCE.

Joshua Proud, the younger, James Waterhouse Proud and Robert Amos

Proud trading as Proud Bros., of 49 Dudley-street, West Melbourne, manufacturers, were charged at the City Court with having on June 19 allowed a chimney to send forth smoke in such a quantity as to be a nuisance. Mr. P. G. Woods, who appeared for the prosecution said that he was not pressing for a heavy penalty as the defendants had taken steps to remedy the nuisance. A fine of £1 was imposed.'

Probate, VPRO

Joshua Proud manufacturer late of 122 Holmes Rd,

SURVEYED PLACES

Moonee ponds 8/4/1913 (extant Edwardian-era villa), late West Melbourne - estate £2565, Naomi widow includes part CA 6/O North Melbourne 17x ?' two storied B house, 6 rooms Adderley Street let at 18/- per week £650; factory and 2 cottages part CA15, 16/47 Dudley Street also Footscray property and Moonee Ponds house

i-Heritage search results: Abstract of Building Identification Form (BIF)

218 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings
Building Grading Streetscape Level Laneway Level C 3
Conservation Study Details
Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
Building and History Information
Architectural Style Victorian
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History Not Assessed
Description/Notable Features
Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces, corner siting
Statement of Significance Not Assessed

Building Permit Application

`72841 Jones, John - Hawke Street Clark, William West Melbourne VIC House-City of Melbourne registration no 9350 [Burchett Index]. Fee 1.15.0, brick house 1882 07 6 Adderley - north west of Hawke'
See also
`77305 Clark, David - Melbourne Clark, William West Melbourne VIC House-City of Melbourne registration no 5538 [Burchett Index]. Fee 1.0.0, three room cottage in Hawke Street - near Adderley 1873 08 18'.

Sands & McDougall Directory of Victoria**E-Side**

1920
Briscoe & Co, store
Hawke st
218 Ryan, Mrs Mary
220 McLean, James
222 Grix, Mrs Annie

1915
Roden st
186 Briscoe & Co, store
Hawke st
218 O'Donnell, Hy
220 McLean. James

1910
Roden st
186 Briscoe & Co,
Hawke st

218 Duncan, Thomas
220 Dritran, Maurice?

1893

186 Briscoe & Co, store
Hawke st
218 Proud, Joshua
220 Clark, William
222 Corcoran, Thomas

City of Melbourne Valuers Books**1886, 2979-2980**

(Corcoran)
William Clarke owner-occupier BH 7 rooms 17.5x80 £50
Joshua Proud owner-occupier BH 6 rooms 18x54 £45

1891, 845-6

(R Jones/Corcoran)
William Clark owner-occupier 220 BH 7 rooms £45
Joshua Proud owner-occupier 218 BH 6 rooms £45
(Briscoe B store)

1900, 882-3

(Corcoran)
Maurice Drynden Will Clark 220 BH 7 rooms 19x80
(same as 222) £24 incr 32
Josh Proud owner-occupier (x-out to Thmas Lannen public servant) 218 BH 6 rooms £30 incr to 38, 18x54
(John Jones owner-occupier B workshop off lane 36x18 £10 x-out to £8)

Property number: 100237

SURVEYED PLACES

Adderley Street	218	A	John Jones' workshop
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**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **C** Proposed Grading: **C**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1882-3, 2003-4

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

218 A ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 C 3

Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
 Building and History Information
 Architectural Style Victorian

Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features (218?)
 Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces, corner siting
 Statement of Significance
 Not Assessed
 (Image c2004 shows upper level in construction)

MMBW**DP706 etc. c1895**

Shows at rear of house at 218 with bricked yard.

City of Melbourne Town planning permits register

Permit Number TP-2003-56

Date Received 29/01/2003

Address of Land 218A Adderley Street WEST MELBOURNE VIC 3003 (Zone GRZ1)

Applicant's Name and Address

Proposed Use or Development Alterations and additions to the existing building for use as a dwelling (three storey) and associated car parking.

Application Status Permit Issued

Decision Permit 11/08/2003'

Sands & McDougall Directory of Victoria**E-Side**

1920

Briscoe & Co, store

Hawke st

218 Ryan, Mrs Mary

220 McLean, James

222 Grix, Mrs Annie

1915

Roden st

186 Briscoe & Co, store

Hawke st

218 O'Donnell, Hy

220 McLean. James

1910

Roden st

186 Briscoe & Co,

Hawke st

218 Duncan, Thomas

220 Dritran, Maurice?

1893

186 Briscoe & Co, store

Hawke st

218 Proud, Joshua

220 Clark, William

222 Corcoran, Thomas

City of Melbourne Valuers Books**1891, 845-6**

(R Jones/Corcoran)

William Clark owner-occupier 220 BH 7 rooms £45

Joshua Proud owner-occupier 218 BH 6 rooms £45

SURVEYED PLACES

(Briscoe B store)

1900, 882-3

(Corcoran)

Maurice Drynden Will Clark 220 BH 7 rooms 19x80

(same as 222) £24 incr 32

Josh Proud owner-occupier (x-out to Thmas Lannen

public servant) 218 BH 6 rooms £30 incr to 38, 18x54

(John Jones owner-occupier B workshop off lane 36x18

£10 x-out to £8)

Property number: 100236**Adderley Street****219****Dennis Madden's
row houses, part
217-221 Adderley
Street****Survey Notes:**

Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1887**Creation era?** Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

219 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gratings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

SURVEYED PLACES

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
 Building and History Information
 Architectural Style Victorian; c.1887
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect

Builder Not Assessed
 First Owner
 Integrity Good
 Condition Good
 Original Building Type
 History

The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

Description/Notable Features

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transverse gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Statement of Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne.

Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Lewis, M. Australian Architecture Index:

Three row houses in date range:
 `72677 Greenlaw, J & W - Church Street Fitzroy Madden, Dennis West Melbourne VIC City of Melbourne registration no 3058 [Burchett Index]. Fee 5.5.0 three brick cottages Lavers, -1887 09 26'

City of Melbourne Valuers Books

1915, 866-
 (Denis Madden owns 213-221)

City of Melbourne Rate Books

1888, 831-834
 Dennis Madden owner-occupier of 4 BH one 6 rooms, one 3 rooms and two 5 rooms (last 3 on 17' frtonage and £76)

City of Melbourne Heritage Review (1999)**History**

The terrace at 217-221 Adderley Street was built c.1887.

The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

Description

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transversed gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Grading Review

Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Property number: 100210

SURVEYED PLACES

Adderley Street	220	Clark's row house, part 218-220 Adderley Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **C** Proposed Grading: **C**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1882-3

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**MMBW**

DP 707 1895, pair shown with 218 on lane with large bricked yard and two storey brick factory-like building facing wide pitched lane, as existing

Newspapers:

'Illustrated Australian News' (Melbourne, Vic. : 1876 - 1889) Wednesday 20 February 1884

'PROUD. —On the 5th February, at Adderley-street, West Melbourne, the wife of Joshua Proud of a daughter.

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 18 August 1894 p 42

'Cunningham -Proud.— On the 28th June (by special licence), at the Poplar Wesleyan Church, East India Dock-road, London, by the Rev. Mr. Dunstan, Captain John Cunningham second son of Captain Cunningham, of Preston, Lancashire, England, to Mary Eleanor, oldest daughter of Joshua Proud, of West Melbourne.'

'North Melbourne Gazette' (Vic. : 1894 - 1901) Friday 4 October 1895 p 3

'The Nuptial Knot

The marriage of Miss Sarah, second daughter of Mr Joshua Proud, of "Tyns House," Adderley-street, West Melbourne,

to Mr James Lawrence. of (Coolgardie, was celebrated on Tuesday last, October 1st, at the residence of the bride's parents,

the Rev Dr Strong officiating. The bridesmaids were the four sisters of the bride Mr John Lawrence was "best man"; and the bride was given away by her father.

After the ceremony the company assembled at the Mechanics Hall Errol-street where the Wedding-breakfast was laid, in Mr Hunter's very best -style, which, is proof positive of excellence, nothing that could tempt the most delicate palate being absent. About 100 guests partook of the repast; and the customary complimentary speeches were made and responded to in the usual way. The only incident which could be said to have a saddening effect upon the relatives of both parties was the fact of the young couple's early departure for the "Golden west"; but if the kind prayers of their friends are granted, fortune will smile upon them in the land of their adoption. The speeches, in view of their departure at no distant date, naturally partook of a valedictory character, and the evident reluctance shown on both sides at mention of parting, was, perhaps, the greater compliment that could be paid them. After supper the tables were cleared away, and the dancers at once took possession of the floor, and did not quit till well towards morning. Appended we give a list of the costumes:

The Bride looked charming in a hand some cream cashmere, relieved with cream brocade and satin, crowned-with the usual wreath and -veil, and shower bouquet. The four bridesmaids were attired in buttercup cashmere, relieved with figured silk to match.....'

'The Age' (Melbourne, Vic. : 1854 - 1954) Thursday 24 February 1898 p 3

Probate.... intestate, may be GRANTED to Joshua Proud, of No. 218 Adderley-street. West Mel

'Geelong Advertiser' (Vic. : 1859 - 1924) Friday 25 July 1913 p 5

'THE SMOKE NUISANCE.

Joshua Proud, the younger, James Waterhouse Proud and Robert Amos

Proud trading as Proud Bros., of 49 Dudley-street, West Melbourne, manufacturers, were charged at the . City Court with having on June 19 allowed a chimney to send forth smoke in such a quantity as to be a nuisance. Mr. P. G. Woods, who appeared for the prosecution said that' he was not pressing for a heavy penalty as the defendants had taken steps to remedy the nuisance. A fine of £1 was imposed.'

Probate, VPRO

SURVEYED PLACES

Joshua Proud manufacturer late of 122 Holmes Rd, Moonee ponds 8/4/1913 (extant Edwardian-era villa), late West Melbourne - estate £2565, Naomi widow includes part CA 6/O North Melbourne 17x 7' two storied brick house, six rooms Adderley Street, let at 18/- per week £650; factory and two cottages, part CA15, 16/47 Dudley Street also Footscray property and Moonee Ponds house

i-Heritage search: Abstract of Building Identification**Form (BIF):**

220 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study , Study Date Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include fence, verandah decoration, verandah roof and structure, elaborate/high standard design of cement rendered surfaces, corner siting

Statement of Significance

Not Assessed

Lewis, M. Australian Architecture Index:

(See 72841 Jones, John - Hawke Street Clark, William West Melbourne VIC House-City of Melbourne registration no 9350 [Burchett Index]. Fee 1.15.0, brick house 1882 07 6 Adderley - north west of Hawke)

72827 Jones, John - Hawke Street Gibbs, J West

Melbourne VIC House-City of Melbourne registration no 8636 [Burchett Index]. Fee 1.15.0, additional brick & stone cottage 1881 01 5, Adderley - nth of Hawke'

(See also 71374 Proud, John Thomas - 53 Dudley Street

Proud, John Thomas West Melbourne VIC House 1873 01

29; 77224 Proud, John T - 52 Dudley Street Proud, John T

West Melbourne VIC House 1872 02 10)

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 4 November 1865

'The Friends of Mr. JOHN GIBBS are respectfully invited to follow the remains of his late son James, to the place of interment, Melbourne General Cemetery.

The funeral to move from his residence, corner of Adderley and Hawke streets, West Melbourne, on Sunday, 5th inst., at 4 o'clock p.m.

JOHN DALEY, undertaker, La Trobe and Spring streets, Melbourne.'

Sands & McDougall Directory of Victoria

1920

Briscoe & Co, store

Hawke st

218 Ryan, Mrs Mary

220 McLean, James

222 Grix, Mrs Annie

1915

Roden st

186 Briscoe & Co, store

Hawke at

218 O'Donnell, Hy

220 McLean. James

1910

Roden st

186 Briscoe & Co,

Hawke st

218Duncan, Thomas

220 Dritran, Maurice?

1893

186 Briscoe & Co, store

Hawke st

218 Proud, Joshua

220 Clark, William

222 Corcoran, Thomas

City of Melbourne Valuers Books**1886, 2979-2980**

(Corcoran)

William Clarke owner-occupier BH 7 rooms 17.5x80 £50

Joshua Proud owner-occupier BH 6 rooms 18x54 £45

1891, 845-6

William Clark owner-occupier 220 BH 7 rooms

Joshua Proud owner-occupier BH 6 rooms

1900, 882-3

Maurice Drynden, Will Clark 220 BH 7 rooms 19x80

(same as 222) £24 incr 32

Joshua Proud owner-occupier (x-out to Thomas Lannen

public servant) 218 BH 6 rooms £30 incr to 38, 18x54

Property number: 100235

SURVEYED PLACES

Adderley Street	221	Dennis Madden's row houses, part 217-221 Adderley Street
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**Survey Notes:**

Chimney gone, reducing integrity, see adjoining for restoration evidence - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and City of Melbourne Heritage Review 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **D**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1887

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 221 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status
 City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
 Building and History Information
 Architectural Style Victorian; c.1887
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Good
 Condition Good
 Original Building Type
 History

The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walkling.

Description/Notable Features

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transverse gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Statement of Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Lewis, M. Australian Architecture Index:

Three row houses in date range:
 `72677 Greenlaw, J & W - Church Street Fitzroy Madden, Dennis West Melbourne VIC City of Melbourne registration no 3058 [Burchett Index]. Fee 5.5.0 three brick cottages Lavers, -1887 09 26.'

City of Melbourne Valuers Books

1915, 866-
 (Denis Madden owns 213-221)

City of Melbourne Rate Books

1888, 831-834
 Dennis Madden owner-occupier of 4 BH one 6 rooms, one 3 rooms and two 5 rooms (last 3 on 17' frontage and £76)

City of Melbourne Heritage Review (1999)

History

SURVEYED PLACES

The terrace at 217-221 Adderley Street was built c.1887. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran and Harry Walking.

Description

The building at 217-221 Adderley Street is a row of single-storey, single-fronted terrace houses. The walls are of rendered masonry and the transversed gabled roofs have bracketed eaves. The verandahs terminate at wing walls with consoles. Each facade has a timber-panelled door, and a single timber-framed double-hung sash window. Nos. 219 and 221 retain their original cast iron fences, whilst that at No. 217 is not original.

Significance

The houses at 217-221 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The terrace is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, the houses are substantially intact and make a positive contribution to the mixed streetscape.

Grading Review

Upgraded from E to D. The houses representative of modest Victorian housing in the area. The individual value of the houses is reinforced by the collective group. Original datasheet - 217-223 Adderley Street, West Melbourne

Property number: 100211

Adderley Street **222**

**Survey Notes:**

Added storey to, and rebuilding or refacing of, a single-storey Victorian-era house. Poor integrity- no longer contributory.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** -

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1985-2004

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

222 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

SURVEYED PLACES

Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Not Assessed
 Condition Not Assessed
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah decoration, verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence, verandah repaved (inappropriate - reinstate original design/sympathetic alternative)
 Other Comments
 Door unclear in BIF image.
 2004 image shows added storey.

City of Melbourne Town planning permits register

`Permit Number TP-1997-882
 Date Received 28/08/1997
 Address of Land 222 Adderley Street WEST MELBOURNE VIC 3003 (Zone HO3)
 Applicant's Name and Address
 Proposed Use or Development Alterations and 2nd storey addition to existing single storey dwelling used for residential accommodation
 Officer's Name Josephine Lee
 Objections Received 0
 Change to Application YES
 Application Status Extension of Time Request
 Decision Refusal 5/01/1998
 Expiry Date 30/06/2004'

Property number: 100234

Adderley Street **223** **Gathercole's house**

**Survey Notes:**

Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** D

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1883

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

223 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3

Conservation Study Details

Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
 Building and History Information
 Architectural Style Victorian; c.18**

SURVEYED PLACES

<p>Period 1876-99 - Victorian Construction Date Source for Construction Date Architect Builder Not Assessed First Owner Integrity Good Condition Good Original Building Type History The house at 223 Adderley Street was built c.18**. **To be completed. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran, Harry Walking and Henry Watson. Description/Notable Features The building at 223 Adderley Street is a single-storey, single-fronted terrace house. The walls are of rendered masonry and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs terminate at wing walls with consoles; and has cast iron decoration. The facade has a timber-panelled door and a single timber-framed double-hung sash window. The chimney has been removed. The low brick fence is not original. Statement of Significance The houses at 223 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, it is substantially intact and makes a positive contribution to the mixed streetscape. It relates visually to the adjacent terrace at Nos. 217-221. Recommended Alterations Other Comments Upgraded from E to D. The house is representative of modest Victorian housing in the area. The individual value of the house is reinforced by its setting. Original datasheet - 217-223 Adderley Street, West Melbourne</p> <p>Hermes BIF 217-223 Adderley Street,</p> <p>Lewis, M. Australian Architecture Index: `72556 Campbell, J - Victoria Street Hotham Gathercole, - West Melbourne VIC City of Melbourne registration no 255 [Burchett Index]. Fee 1.15.0 four room brick cottage Adderley - off Hawke White, -`1883 04 16'</p> <p>See also Gathercole in Adderley St: `72627 Gathercole, Robert Gathercole, Robert - Melbourne West Melbourne VIC House 1866 06 13 77289 Gathercole, Wm - Melbourne Gathercole, Wm West Melbourne VIC House 1869 10 19 72769 Bannan, Edward Gathercole, R West Melbourne VIC House 1874 03 5'</p> <p>City of Melbourne Valuers Books 1891, 803- (Madden) owner William Gathercole 223 -225 each BH 5 rooms 16x76 £32 Henry Watson 223, William Gathercole 225 (Bredeymere, Couch)</p>	<p>1888, 835-6 (Madden) owner William Gathercole 223 -225 each BH 5 rooms 16x76 £32 Henry Watson 223, William Gathercole 225 (Bredeymere, Couch (McGinnes? X-out))</p> <p>1886 789-790 (Madden) Owner: (Rob x-out to) William Gathercole 223 -225 each BH 5 rooms 16x76 £32 John Burrell? 223, William Gathercole 225 (Bredemeyer, Couch (McGinnes? X-out))</p> <p>1885, 848- (Madden) Rob Gathercole owner-occupier 223 -225 each BH 5 rooms 16x76 £32 (Bredemeyer, Couch)</p> <p>1883, 1673- (Madden) Rob Gathercole owner-occupier 223 -225 223 Wood H 3 rooms 16x76 £12 225 BH 5 rooms 16x76 £30 (Bredemeyer, Couch)</p> <p>City of Melbourne Heritage Review (1999)</p> <p>History The house at 223 Adderley Street was built c.18**. **To be completed. The Sands & McDougall directory for 1887 list one house on the site, occupied by Alexander E Massey. The following year, four properties are listed on the site: three are listed as vacant and one occupied by Henry Watson. The directories for 1888 list the occupants of the three new houses as Otto Faulwasser, Mrs Catherine Corcoran, Harry Walking and Henry Watson. Description The building at 223 Adderley Street is a single-storey, single-fronted terrace house. The walls are of rendered masonry and the transversed gabled roof is clad in corrugated galvanised steel. The verandahs terminate at wing walls with consoles; and has cast iron decoration. The facade has a timber-panelled door and a single timber-framed double-hung sash window. The chimney has been removed. The low brick fence is not original. Significance The houses at 223 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house is typical of the modest housing which was constructed in the nineteenth century Boom period, an important phase in the development of North and West Melbourne. Aesthetically, it is substantially intact and makes a positive contribution to the mixed streetscape. It relates visually to the adjacent terrace at Nos. 217-221.</p> <p>Grading Review Upgraded from E to D. The house is representative of modest Victorian housing in the area. The individual value of the house is reinforced by its setting. Original datasheet - 217-223 Adderley Street, West Melbourne</p>
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Property number: 100212

SURVEYED PLACES

Adderley Street	224	
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **D**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 224 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
 Building and History Information

SURVEYED PLACES

Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah decoration, verandah roof and structure, unusual chimney cornice (dog toothed), unusual parapet cornice (dog toothed)
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Roofing replaced (sympathetic) fences replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 100233

Adderley Street

225

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2004

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'3 storey concrete apartment complex with ground level parking. Built & sub-divided 2004.'

Property number: 100213

SURVEYED PLACES

Adderley Street	226		
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** D

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

226 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah decoration, verandah

roof and structure, unusual chimney cornice (dog

toothed), unusual parapet cornice (dog toothed)

Statement of Significance

Not Assessed

Recommended Alterations

Roofing replaced (sympathetic) fences replaced

(inappropriate - reinstate original design/sympathetic

alternative)

Property number: 100232

SURVEYED PLACES

Adderley Street	228		
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** D

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era?

Early Victorian-era

Victorian-era

Edwardian-era

Interwar

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct

Not significant or contributory

Significant individually

Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

228 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah decoration, verandah

roof and structure, unusual chimney cornice (dog

toothed), unusual parapet cornice (dog toothed)

Statement of Significance

Not Assessed

Recommended Alterations

Roofing replaced (sympathetic) fences replaced

(inappropriate - reinstate original design/sympathetic

alternative)

Property number: 100231

SURVEYED PLACES

Adderley Street	229	Barwon
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**Survey Notes:**

Well-preserved gabled Edwardian-era red tuck-pointed brick single-fronted cottage with Art Nouveau verandah detail, bullnose verandah, house name plate on wall, and related wire fabric front gate.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: **D**

Existing Streetscape Level: - Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage, Hermes, North and West Melbourne Conservation Study (1983), Heritage Places Inventory June 2015:
 No entry.

Property number: 100214

Adderley Street	230	
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**Survey Notes:**

Fence rebuilt based on previous, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **D**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: **Abstract of Building Identification Form (BIF)**
 230 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah decoration, verandah
 roof and structure, unusual chimney cornice (dog
 toothed), unusual parapet cornice (dog toothed)
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Roofing replaced (sympathetic) fences replaced c.1910...

Property number: 100230

Adderley Street **233** **Wisteria**

**Survey Notes:**

Tuck-pointed brickwork, distinctive verandah detail, side wall bricks rendered and painted over, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 3

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

- Creation era?**
- Victorian-era Early Victorian-era
 Edwardian-era Interwar
 Not assessed for heritage values Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.
 Remove 231 Adderley Street from Heritage Places
 Inventory July 2015.

References (if any):

**i-Heritage search results: Abstract of Building
 Identification Form (BIF)**
 233 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct

SURVEYED PLACES

Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme
 Butler, no date Adopted
 Building and History Information
 Architectural Style Edwardian
 Period 1900-15 - Edwardian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah decoration, verandah
 roof and structure
 Statement of Significance Not Assessed
 Recommended Alterations
 Door replaced (sympathetic - reinstate original
 design/sympathetic alternative) verandah floor replaced
 (inappropriate - reinstate sympathetic alternative/original
 design)....

Property number: 100215

Adderley Street **234**

**Survey Notes:**

Notable fence replaced since 1983 with Edwardian-era reproduction fence, reducing integrity - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** D

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

232 TO 234 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gratings

Building Grading Streetscape Level Laneway Level
 D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Edwardian
 Period 1900-15 - Edwardian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include fence, verandah decoration,
 verandah roof and structure
 Statement of Significance
 Not Assessed

Property number: 100229

Adderley Street

235

**Survey Notes:**

Added picket fence since 1983 - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**

Existing

Streetscape Level: **3**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1900-1918

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

235 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

SURVEYED PLACES

Architectural Style Edwardian
 Period 1900-15 - Edwardian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah decoration, verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah floor replaced (inappropriate - reinstate sympathetic alternative/original design)

Property number: 100216

Adderley Street **236 -248**

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1999

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'2 storey brick townhouse complex. Built & sub-divided 1999.'

Property number: 100228

SURVEYED PLACES

Adderley Street	241	-249
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Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2007

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'2 storey brick townhouse complex with ground level parking. Built & sub-divided 2007.'

Property number: 111367

Adderley Street	250	
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Nosila or Straker house, once part Blantyre Cottages 250-252 Adderley Street



Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 3 Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1872

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

(See also Three Crowns Hotel, Victoria Street Charles Straker, owner-occupier 1872)

i-Heritage search results: Abstract of Building Identification Form (BIF)

250 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level

SURVEYED PLACES

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999 Adopted

Building and History Information

Architectural Style Victorian; 1872

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Originally one of a pair known as Blantyre Cottages, the house at 250 Adderley Street was constructed in 1872. It is described in the 1872 rate books as a three-room brick house 'being erected' owned by a Mr Staker (sic). The rate books for the following year show the owner as John McInnes. McInnes lived in No. 248 (now demolished) and whilst the present house was occupied by a Mr Mudge (?). Each had an Average Annual Value of 20 pounds.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The house at 250 Adderley Street is a single-storey, single-fronted Victorian cottage. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah has cast iron decoration and terminates at rendered wing walls. The facade has an entrance door and a single timber-framed double-hung sash window. The fence is not original.

Statement of Significance The house at 250 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house, which originally formed a pair with No. 248 (now demolished) is representative of the speculatively-built modest housing which was constructed throughout North and West Melbourne in the Victorian period. Aesthetically, the house is reasonably intact, and despite the demolition of its pair, remains an interesting element in the streetscape, relating visually to the pair at Nos.252-254.

Recommended Alterations

Other Comments Upgraded from E to D. The house remains representative of modest nineteenth century workers' housing in West Melbourne.

Lewis, M. Australian Architecture Index: Straker

No Straker application in West Melbourne.

See '70406 Johnston, G J Straker, Mrs M Elwood VIC Houses 1917 6 16.'

City of Melbourne Valuers Books

1891, 832-

(Eleigh)

Pat Doyle owner 250-248 each BH 3 rooms 22x110, £22 (McGie)

1875, 1570-?

(Summers x2 Short x-out to Summers)

Richd Hewitt, John McInnes BH 3 rooms, £20

McNee, John McInnes BH 3 rooms, £20

(Campbell)

1872, 1557-

(Short/McInnes BH 2 rooms 27x100 £18)

Straker owner:

BH 3 rooms in course of erection 16x80 £24

2 BH 3 rooms, **in course of erection** 32x80 £48

(Ireland St)

City of Melbourne Heritage Review (1999)

History

Originally one of a pair known as Blantyre Cottages, the house at 250 Adderley Street was constructed in 1872. It is described in the 1872 rate books as a three-room brick house 'being erected' (sic) owned by a Mr Staker (sic). The rate books for the following year show the owner as John McInnes. McInnes lived in No. 248 (now demolished) and whilst the present house was occupied by a Mr Mudge (?). Each had an Average Annual Value of 20 pounds.

Description

The house at 250 Adderley Street is a single-storey, single-fronted Victorian cottage. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandah has cast iron decoration and terminates at rendered wing walls. The facade has an entrance door and a single timber-framed double-hung sash window. The fence is not original.

Integrity Good

Condition Good

Significance

The house at 250 Adderley Street, West Melbourne, is of local historical and aesthetic interest. The house, which originally formed a pair with No. 248 (now demolished) is representative of the speculatively-built modest housing which was constructed throughout North and West Melbourne in the Victorian period. Aesthetically, the house is reasonably intact, and despite the demolition of its pair, remains an interesting element in the streetscape, relating visually to the pair at Nos.252-254.

Grading review

Other Comments Upgraded from E to D. The house remains representative of modest nineteenth century workers' housing in West Melbourne.

Property number: 100227

SURVEYED PLACES

Adderley Street	251		
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**Survey Notes:**

Rebuilt with major upper level addition after 2006; verandah detail gone, high fence - poor integrity - now not contributory. Refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** -

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 3

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 251 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 Adopted
 Building and History Information
 Architectural Style Edwardian

Period 1900-15 - Edwardian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed

Description/Notable Features

A simple single fronted row house, typical of the small residential accommodation in the southern portion of North Melbourne. Built after the c1896 MMBW survey, its paired narrow windows are typical of buildings constructed in the first two decades of the twentieth century. The cast iron, which appears to be original, incorporates a less common radial pattern to the brackets. A stage parapet provides a vertical emphasis and conceals the gable roof to the house. The windows and door fenestration is substantially intact, with typical, double hung windows and panelled front door. The verandah roof and cast iron appear to be original. Some alterations may have occurred to the parapet, the fence is altered and the brickwork is painted, however, the significant elements of the early twentieth century house remain.

Statement of Significance

This section of Adderley Street combines with Hawke and Roden Streets, to form a pocket of more concentrated workers housing in the industrial framework. The integration of housing and industrial uses is typical of the historic pattern of mixed use in West Melbourne. The period, form, setback and scale contribute to the historic residential portion of West Melbourne.

Recommended Alterations

Other Comments This building illustrates the integration of workers housing and industrial activity in West Melbourne. It contributes to a group in the surrounding area. Upgrading to D recommended.

City of Melbourne Planning register online

Permit Number TP-2006-532

Date Received 15/06/2006

Address of Land 251 Adderley Street WEST MELBOURNE VIC 3003 (Zone HO3)

Proposed Use or Development Partial rear demolition and construction of alterations and additions for a double storey extension to the existing single storey dwelling

Officer's Name Josephine Lee

Objections Received 4

Change to Application YES

Application Status Plans Endorsed

Decision Notice of Decision to Grant Permit - 17/04/2007

Permit - 2/11/2007'

City of Melbourne Heritage Review (1999-2000)

History

Not Assessed

Description

A simple single fronted row house, typical of the small residential accommodation in the southern portion of North Melbourne. Built after the c1896 MMBW survey, its paired narrow windows are typical of buildings constructed in the first two decades of the twentieth century. The cast iron, which appears to be original, incorporates a less common radial pattern to the brackets. A stage parapet provides a vertical emphasis

SURVEYED PLACES

and conceals the gable roof to the house. The windows and door fenestration is substantially intact, with typical, double hung windows and panelled front door. The verandah roof and cast iron appear to be original. Some alterations may have occurred to the parapet, the fence is altered and the brickwork is painted, however, the significant elements of the early twentieth century house remain.

Significance

This section of Adderley Street combines with Hawke and Roden Streets, to form a pocket of more concentrated workers housing in the industrial framework. The integration of housing and industrial uses is typical of the historic pattern of mixed use in West Melbourne. The period, form, setback and scale contribute to the historic residential portion of West Melbourne.

Grading Review

This building illustrates the integration of workers housing and industrial activity in West Melbourne. It contributes to a group in the surrounding area. Upgrading to D recommended.

Property number: 100217

Adderley Street**252****St Ninnian's Cottages, part 252-254 Adderley Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999- refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing Streetscape Level:** 3**Proposed Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1872

- Creation era?**
- Victorian-era** **Early Victorian-era**
- Edwardian-era** **Interwar**
- Post WW2**

What are the heritage values of the place (if any)?

- Aesthetic value** **Historical value**
- Scientific value** **Social value**
- Not assessed for heritage values**

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct** **Not significant or contributory**
- Significant individually** **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 252 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 3
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status

SURVEYED PLACES

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Victorian; c.1872

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at #26. That year, they are listed as 'vacant'; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian's (also St Nynian's) Cottages.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original.

Statement of Significance

St Ninnian's Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house are substantially intact and make a positive contribution to the streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence.

Lewis, M. Australian Architecture Index:

`72750 Hornby, W Campbell, W West Melbourne VIC City of Melbourne registration no 4943 [Burchett Index]. Fee 2.0.0 two cottages Adderley - between Hawke & Abbotsford 1872 08 10'

North Melbourne Parish Plan

Part CA2/O W Campbell grantee.

Sands & McDougall Directory of Victoria

1930

248 Eddy, Mrs Margt.

250 Wiseman, Miss May

252 Robinson, Hy.

254 Wilson, Andw.

are listed as 'vacant'; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian's (also St Nynian's) Cottages.

Description

The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original.

Significance

St Ninnian's Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house are substantially intact and make a positive contribution to the streetscape.

Grading Review

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence

Property number: 100226

City of Melbourne Heritage Review (1999)

History

The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at £26. That year, they

SURVEYED PLACES

Adderley Street	253		
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**Survey Notes:**

Not assessed- previous contributory Victorian-era house on site demolished.

Heritage Places Inventory June 2015

Not listed.

Property number: 100218**What is the heritage grading (A-D, 1-3) of the place (if any)?**

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

Creation era?

Early Victorian-era

Victorian-era Interwar

Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value

Scientific value Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**North and West Melbourne Conservation Study (1983)**

Graded D dated 1865

Vol 1 citation cites:

253 Adderley Street

1. RB 1866, 1324; RB 1875, 1558;

RB 1877.1572; RB 1890-91, 825;

RB 1896-97, 849;

2. D. 1891

i-Heritage database search

No listing.

Hermes

'Ungraded building included within a Heritage Precinct.'

SURVEYED PLACES

Adderley Street	254	St Ninnian's Cottages, part 252-254 Adderley Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **D**

Existing Streetscape Level: **3** Proposed Streetscape Level: **3**

What date or era does the place express (if any)?

Creation date (if available)? 1872

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**Lewis, M. Australian Architecture Index:**

`72750 builder: Hornby, W Owner Campbell, W West Melbourne VIC 2 cottages Adderley - between Hawke & Abbotsford 1872 08 10'

North Melbourne Parish Plan

Part CA2/O W Campbell grantee.

i-Heritage search results: Abstract of Building Identification Form (BIF)

254 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 3

Conservation Study Details

Precinct Conservation Management Plan
North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c.1872
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner

The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at #26. That year, they are listed as 'vacant'; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall directory in 1874, and by 1876 are listed as St Ninnian's (also St Nynian's) Cottages.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original. Statement of Significance St Ninnian's Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house are substantially intact and make a positive contribution to the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence.

Sands & McDougall Directory of Victoria

248 Eddy, Mrs Margt.

250 Wiseman, Miss May

252 Robinson, Hy.

254 Wilson, Andw.

City of Melbourne Heritage Review (1999)**History**

The houses at 252-254 Adderley Street were constructed c.1872. They are described in the rate book of 1873 as two four-room brick houses owned by William Campbell and each rated at £26. That year, they are listed as 'vacant'; the rate books for 1875 list the tenants as Robert Morse (?) and John McLean. The houses are first listed in the Sands & McDougall

SURVEYED PLACES

directory in 1874, and by 1876 are listed as St Ninnian's (also St Nynian's) Cottages.

Description

The houses at 252-254 Adderley Street are a pair of single-storey, single-fronted Victorian cottages. The walls are of rendered brick and the transverse gabled roofs are clad in corrugated galvanised steel. The verandahs terminate at rendered wing walls, and that at No.252 has cast iron decoration. The facades have a timber entry door with a fanlight, and a timber-framed double-hung sash window with rendered sill. The fences are not original.

Significance

St Ninnian's Cottages, at 252-254 Adderley Street, West Melbourne, are of local historical and aesthetic interest.

The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house are substantially intact and make a positive contribution to the streetscape.

Grading Review

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. Since the previous study, an earlier brick fence at No. 252 has been replaced by a timber picket fence

Property number: 100225

Adderley Street **255**

**Survey Notes:**

Not assessed. Replaces contributory single-storey Victorian-era house with two-storey infill, changing scale and integrity of area.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** -

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 3

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

Creation era?

Victorian-era Early Victorian-era

Edwardian-era Interwar

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value

Scientific value Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

255 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

SURVEYED PLACES

Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Poor
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include the fence, verandah roof and structure
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah rebuilt (sympathetic - reinstate original design)
 windows replaced, stone plinth painted (inappropriate - remove by approved method)
 verandah floor replaced (inappropriate - reinstate original design/sympathetic alternative)

Property number: 100219

Adderley Street **256 -260**

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2004

- Creation era?**
- Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

'3 storey brick & concrete apartment building. Built & subdivided 2004.'

Property number: 592819

SURVEYED PLACES**Adderley Street****257****Fryth's Cottages,
part 257-261
Adderley Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1865-1869**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

257 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999 Adopted

Building and History Information

Architectural Style Victorian; c.1876-81

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edwards....

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses.

The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Statement of Significance

SURVEYED PLACES

263 Slattery, Allan
Abbotsford st

City of Melbourne Valuers Books

1891, 815-
(martin)
William French owner 257-263 (occupies 257)
257-9 BH 4 rooms
261-263 BH 5/7 rooms
(Greenwood)

1880, 1653-
(Cropley)
William French owner (257-263 occupies 257): (257-9)
BH 4 rooms, (261-263) BH 5/7 rooms
(Shearer, land)

1875, 1559-
(Cropley)
William French owner (257-259 occupies 257): each BH
4 rooms, £30
(Goodall / Gibb 90 Adderley)

1872, 1546-
(McInnes/ Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Goodall / Gibb x3, 90 Adderley)

1871, 1509
(Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Gibb x3)

1870, 1469-
(McInnes x3 / Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb, 90)

1869, 1446-
(Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb x2, 90)

1868?

City of Melbourne Heritage Review (1999)**History**

The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edward Hilfirty, a Mrs Davis and Joseph Boswell.

Description

The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace

houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Grading Review

Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Property number: 100220

SURVEYED PLACES**Adderley Street****259****Fryth's Cottages,
part 257-261
Adderley Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1870**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

259 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted
Building and History Information
Architectural Style Victorian; c.1876-81
Period 1876-99 - Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner

The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edwards...

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses.

The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Recommended Alterations

Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Lewis, M. Australian Architecture Index:

72612 French, William French, William - Byron Street - Hotham West Melbourne VIC City of Melbourne registration no 1181 [Burchett Index]. Fee 1.0.0 cottage Adderley - near Hawke 1865 11 6

72638 French, W French, W West Melbourne VIC City of Melbourne registration no 1869 [Burchett Index]. Fee 1.0.0 building cnr Adderley & Abbotsford 1867 02 5'.

Sands & McDougall Directory of Victoria**1893**

257 Powell, Mrs Mary

259 Clarke, Wm. G.

261 Melrose, Jas.

263 Slattery, Allan

Abbotsford st

SURVEYED PLACES

- 1891, 815-
(martin)
William French owner 257-263 (occupies 257)
257-9 BH 4 rooms
261-263 BH 5/7 rooms
(Greenwood)
- 1880, 1653-
(Cropley)
William French owner (257-263 occupies 257): (257-9)
BH 4 rooms, (261-263) BH 5/7 rooms
(Shearer, land)
- 1875, 1559-
(Cropley)
William French owner (257-259 occupies 257): each BH
4 rooms, £30
(Goodall / Gibb 90 Adderley)
- 1872, 1546-
(McInnes/ Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Goodall / Gibb x3, 90 Adderley)
- 1871, 1509
(Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Gibb x3)
- 1870, 1469-
(McInnes x3 / Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb, 90)
- 1869, 1446-
(Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb x2, 90)
- 1868?

doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Grading Review

Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Property number: 100221

City of Melbourne Heritage Review (1999)**History**

The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edward Hilferty, a Mrs Davi s and Joseph Boswell.

Description

The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry

SURVEYED PLACES**Adderley Street****261****Fryth's Cottages,
part 257-261
Adderley Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1875**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

259 ADDERLEY STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell

and Associates 1999 Adopted

Building and History Information

Architectural Style Victorian; c.1876-81

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876. Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edwards...

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

The houses at 257-261 Adderley Street comprise three of

four single storey, single-fronted Victorian terrace houses.

The walls are of rendered masonry, and the transverse

gabled roof is clad in corrugated galvanised steel. The

verandahs are terminated by rendered wing walls with

rendered consoles, and have cast iron decoration. The

facades have timber-panelled entry doors with fanlights,

and the windows to Nos. 257 and 261 are timber-framed

double-hung sashes. The windows to No. 259 probably

dates from the inter-War period. No. 261 retains its

original iron picket fence.

Statement of Significance

The houses at 257-261 Adderley Street, West Melbourne,

are of local historical and aesthetic interest. They are

representative of the modest cottages which proliferated

in North and West Melbourne in the Victorian period.

Aesthetically, the houses are reasonably intact Victorian

terrace houses which is an important group within the

streetscape.

Recommended Alterations

Other Comments

Upgraded from E to D. The houses are reasonably intact

representatives of their style and type. The individual

value of the houses is reinforced by the collective group.

The alterations are minor in nature and reversible.

Lewis, M. Australian Architecture Index:

`72708 French, William French, William West Melbourne

VIC City of Melbourne registration no 3893 [Burchett

Index]. Fee 1.0.0 cottage 1870 05 2

72778 French, W French, W West Melbourne VIC City of

Melbourne registration no 6211 [Burchett Index]. Fee

2.15.0 two houses cnr Adderley & Abbotsford 1875 01

26.'

Sands & McDougall Directory of Victoria**1893**

257 Powell, Mrs Mary

259 Clarke, Wm. G.

261 Melrose, Jas.

263 Slattery, Allan

Abbotsford st

City of Melbourne Valuers Books

SURVEYED PLACES

- 1891, 815-
(martin)
William French owner 257-263 (occupies 257)
257-9 BH 4 rooms
261-263 BH 5/7 rooms
(Greenwood)
- 1880, 1653-
(Cropley)
William French owner (257-263 occupies 257): (257-9)
BH 4 rooms, (261-263) BH 5/7 rooms
(Shearer, land)
- 1875, 1559-
(Cropley)
William French owner (257-259 occupies 257): each BH
4 rooms, £30
(Goodall / Gibb 90 Adderley)
- 1872, 1546-
(McInnes/ Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Goodall / Gibb x3, 90 Adderley)
- 1871, 1509
(Cropley x3)
William French owner (257-259 occupies 257; John
Wood 259): each BH 4 rooms, £30 (1/4 acre)
(Gibb x3)
- 1870, 1469-
(McInnes x3 / Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb, 90)
- 1869, 1446-
(Cropley)
William French owner-occupier (257?) BH 4 rooms &
garden £35
(Gibb x2, 90)
- 1868?

doors with fanlights, and the windows to Nos. 257 and 261 are timber-framed double-hung sashes. The windows to No. 259 probably dates from the inter-War period. No. 261 retains its original iron picket fence.

Significance

The houses at 257-261 Adderley Street, West Melbourne, are of local historical and aesthetic interest. They are representative of the modest cottages which proliferated in North and West Melbourne in the Victorian period. Aesthetically, the houses are reasonably intact Victorian terrace houses which is an important group within the streetscape.

Grading Review

Other Comments Upgraded from E to D. The houses are reasonably intact representatives of their style and type. The individual value of the houses is reinforced by the collective group. The alterations are minor in nature and reversible.

Property number: 100222

City of Melbourne Heritage Review (1999)**History**

The houses at 257-261 Adderley Street comprise three of a terrace of four known as Fryth's Cottages. The Sands & McDougall directory suggest the terrace was constructed in stages from c.1876 (sic). Two cottages are listed in the 1877 directory as occupied by William Frederick and a Mrs McGuire. The 1878 directory lists 'Fryth's Cottages 1-3', occupied by French, Thomas Goldsworthy, an engineer, and a Mr Peacock. By 1881, the four cottages had been constructed and they were occupied by French, Edward Hilferty, a Mrs Davi s and Joseph Boswell.

Description

The houses at 257-261 Adderley Street comprise three of four single storey, single-fronted Victorian terrace houses. The walls are of rendered masonry, and the transverse gabled roof is clad in corrugated galvanised steel. The verandahs are terminated by rendered wing walls with rendered consoles, and have cast iron decoration. The facades have timber-panelled entry

SURVEYED PLACES

Adderley Street	263	William French house
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C **Proposed Grading:** C

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available): 1875

Creation era?

Victorian-era **Early Victorian-era**

Edwardian-era **Interwar**

Not assessed for heritage values **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**

Scientific value **Social value**

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct **Not significant or contributory**

Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
 ^72778 French, W French, W West Melbourne VIC City of Melbourne registration no 6211 [Burchett Index]. Fee 2.15.0 two houses cnr Adderley & Abbotsford 1875 01 26'

i-Heritage search results: Abstract of Building Identification Form (BIF)

263 ADDERLEY STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 C 3
 Conservation Study Details

Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
 Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder
 First Owner
 William French developed quite a few properties around this intersection on his original crown allotment of 1865. 263 Adderley was one of two houses he built in 1875 as an investment. It was leased for the first twenty years of its life to such as Joseph Boswell, James Davis and John Wood.

Integrity Good

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Owner-builder, William French constructed this two-storey, stuccoed brick house, with a parapeted roof line and arcaded ground-level. Cast-iron columns support three arches, with drip-moulds, above which an incised string-frieze marks the storey-line: two flat-pedimented and architraved windows, and a parapet cornice follow. An iron picket fence is used at the frontage. Notable features include the fence, verandah decoration, elaborate/high standard design of cement rendered surfaces, arcaded verandah, iron columns, fanlight to doorway

Statement of Significance

Architecturally, marks the early part of the period of Italian Romanesque/Renaissance influence on Melbourne Architecture, with the relatively uncommon arcaded form and is near original: of regional significance. Historically, the best of a number of buildings by French at this corner, and thus typifying the predominance of builder-owners in West and North Melbourne: of local importance.

Recommended /Alterations

Windows replaced (sympathetic - reinstate original design) mural to side wall (inappropriate) Retain street party mural and colour scheme as desired: consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Other Comments

Mural painted by owner c.1975-6. (Lewis). Integrity - Generally original; one chimney cornice has been removed; mural non-period for residence, but general scheme is sympathetic. Streetscape - Common finish, detail and set back to 257-261, also a corner building.

Probate, VPRO

^William French Gent, 112 Railway Pl W Melbourne (redevelopment since) dies 1 Jun 1897 64/801 VPRS 28/P0, unit 828; VPRS 28/P2, unit 461; VPRS 7591/P2, unit 264'

Estate: £2642 - Charles R French, contractor Railway Pl - beneficiary- all property to widow and children.

Property at Adderley, Abbotsford and Railway Place corners, with, in Adderley Street- brick house seven rooms (this house), cottage six rooms, two cottages four rooms; Abbotsford Street six room house; Railway Place- two houses eight rooms, three houses four rooms - all valued

SURVEYED PLACES

at £2500 earning nett income of £99 per year.

Anti-nuclear movement in Australia**From Wikipedia, the free encyclopedia**

Nuclear weapons testing, uranium mining and export, and nuclear power have often been the subject of public debate in Australia, and the anti-nuclear movement in Australia has a long history. Its origins date back to the 1972–73 debate over French nuclear testing in the Pacific and the 1976–77 debate about uranium mining in Australia.[4][5]

Several groups specifically concerned with nuclear issues were established in the mid-1970s, including the Movement Against Uranium Mining and Campaign Against Nuclear Energy (CANE), cooperating with other environmental groups such as Friends of the Earth and the Australian Conservation Foundation.[6][7] The movement suffered a setback in 1983 when the newly elected Labor Government failed to implement its stated policy of stopping uranium mining.[8] But by the late 1980s, the price of uranium had fallen, the costs of nuclear power had risen, and the anti-nuclear movement seemed to have won its case; CANE was disbanded in 1988.[9]

About 2003, proponents of nuclear power advocated it as a solution to global warming and the Australian government began taking an interest. Anti-nuclear campaigners and some scientists in Australia argued that nuclear power could not significantly substitute for other power sources, and that uranium mining itself could become a significant source of greenhouse gas emissions.[10][11]

Sands & McDougall Directory of Victoria

1974

J Page.

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983**

cites:

263 Adderley Street

RB. 1875, 1545, RB 1877, 1576; RB 1881-82.

1670; RB 1890-91,829

History

William French developed quite a few properties around this intersection on his original crown allotment of 1865. 263 Adderley was one of two houses he built in 1875 as an investment. It was leased for the first twenty years of its life to such as Joseph Boswell, James Davis and John Wood.

Description

Owner-builder, William French constructed this two-storey, stuccoed brick house, with a parapeted roof line and arcaded ground-level. Cast-iron columns support three arches, with drip-moulds, above which an incised string-frieze marks the storey-line: two flat-pedimented and architraved windows, and a parapet cornice follow. An iron picket fence is used at the frontage.

Integrity - Generally original; one chimney cornice has been removed; mural non-period for residence, but general scheme is sympathetic.

Streetscape - Common finish, detail and set back to 257-261, also a corner building

Significance

Architecturally, marks the early part of the period of Italian Romanesque/Renaissance influence on Melbourne Architecture, with the relatively uncommon arcaded form and is near original: of regional significance.

Historically, the best of a number of buildings by French at this corner, and thus typifying the predominance of builder-owners in West and North Melbourne: of local importance.

Recommendations

Retain street party mural (to side wall) and colour scheme as desired: consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 100223

SURVEYED PLACES

Adderley Street	279	Heaton House or John Greenwood's house
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) and 1983 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B **Proposed Grading:** B

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 3

What date or era does the place express (if any)?

Creation date (if available)? 1888

- Creation era?**
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO838 Heaton House, 279 Adderley Street, West Melbourne

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**Lewis, M. Australian Architecture Index:**

72820 Greenwood, John - 12 Harcourt St Hotham
Greenwood, John West Melbourne VIC House 1880 06 21
72822 Greenwood, John - Adderley St West Melb.
Greenwood, John West Melbourne VIC Houses 1880 10 13
72537 Greenwood, John - Adderley St Greenwood, John
West Melbourne VIC Houses 1883 01 3
72679 Greenwood, John - Adderley St Greenwood, John
West Melbourne VIC Houses 1887 10 20

72897 Greenwood, J - 17 S Audley St Abbotsford
Greenwood, J West Melbourne VIC House 1902 12 8'

i-Heritage search results: Abstract of Building Identification Form (BIF)

7279 TO 281 ADDERLEY STREET WEST MELBOURNE 3003
Heritage Gradings

Building Grading Streetscape Level Laneway Level
B 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah decoration, verandah
roof and structure, unusual siting.

Statement of Significance

Not Assessed

Recommended Alterations

Colours (sympathetic) bricks painted, side (inappropriate -
remove by approved method)'

No citation in Hermes or i-Heritage

North and West Melbourne Conservation Study (1983), Vol 1: 72

Allotment: Pt. 6 Section P Grantee J. Shearer & Co., 1875
cites:

'BPA 3111,1887

BPA 8545,1880; BPA 8407,1880;

BPA 116. 1883.'

Planning register online

Adjoining site-

'Permit Number TP-2013-154

Date Received 15/03/2013

Address of Land 269 Adderley Street WEST MELBOURNE

VIC 3003 (Zone MUZ)

1-13 Abbotsford Street WEST MELBOURNE VIC 3003 (Zone
DDO28)

Applicant's Name and Address Restricted - Can be viewed
at Council

Proposed Use or Development Extension to a dwelling on
a lot with two or more dwellings

Officer's Name Dianna Siomos

Objections Received 2

Application Status Under Assessment

Decision Notice of Decision to Grant Permit - 20/01/2014

Notice of Decision to Grant Permit - 12/03/2014

Permit - 11/04/2014'

Probate, VPRO

'John Greenwood Gent W Melb 8 Jan 1915 138/242 VPRS
28/P3, unit 521; VPRS 7591/P2, unit 525'

Will: resident at 143 Roden Street, Melbourne in the State

SURVEYED PLACES

of Victoria Gentleman...`I bequeath to my wife Margaret Greenwood the use and enjoyment during her life or widowhood of all furniture and household effects in my houses at Roden street West Melbourne and also my phaeton and pony for her use and enjoyment during life or widowhood'.

and `four cottages in Lothian Street North Melbourne be retained by my executors during the life or widowhood of my said wife'...the nine houses in Adderley Street West Melbourne and the two houses in Gregory and Cliff Street Brunswick and the two blocks of land at Altona Bay and the two blocks at land at Newport be all sold ...' also One hundred and fifty pounds ...to my sister Elizabeth Lee of Wisconsin United States of America...' and `to my son Walter Greenwood the sum of Two hundred pounds...' and `...Kate Greenwood wife of my son Walter Greenwood the sum of One hundred pounds sterling...' also money to various churches, hospitals and charities...`It is my wish that I be buried in the Grave at the Church of England Department of the Melbourne General Cemetery, in which my first wife is buried to be finished exactly as the grave of my first wife.'...`my said grave be walled with brick. And cemented and then filled with sawdust and covered with stone flags about three inches thick and well cemented and then to be filled in with earth in the usual way all of which work I wish to be done under the supervision of an architect or other competent man I DESIRE my trustees to invest the sum of twenty pounds and apply the income arising from the same in keeping my grave in order and it is my wish that an Oak coffin be used to hold my body'

Real Estate includes this house and others on the adjoining lots- CA 5&6/F six brick two-storey houses 3-13 Abbotsford Street, each five rooms and kitchen; 275-279 Adderley Street - three two-storey brick houses six rooms bath and copper, and 279 - eight rooms bath and copper. Value £2400. Also other properties in Roden and Lothian Streets- nett estate worth £5462 17 9.

Newspapers:

`The Western Champion and General Advertiser for the Central-Western Districts' (Barcaldine, Qld. : 1892 - 1922) Sunday 10 August 1902.

(Similar articles published in many newspapers across Australia)

`A Breach of Promise Case.

The parties in a breach of promise case at Melbourne were a widow named Emily Leeds, of West Melbourne, who claimed £500 damages from a widower named John Greenwood, of Abbotsford, gentleman. Plaintiff gave her age as 55, and defendant his as 64. Both had grown-up daughters.

The widow said that she met Greenwood in a train going to Sydney in July last year. When all the passengers got out at Moss Vale for refreshments, they were left alone, and the stranger opened conversation with her upon being asked to share some tea she had in a jug. The acquaintance ripened, and at Redfern station plaintiff and her mother-in law helped defendant to obtain lodgings. He used to have breakfast at the tatter's house nearly every day. Returning to Melbourne a few weeks later, the pair met again, and Greenwood proposed marriage, which was accepted. He said he had 16 houses, and would comfortably keep her. They went together one Sunday to the Sailors' Home Mission, where defendant was organist, but his daughter finding out that plaintiff was a Wesleyan, preferred that he should marry a lady of his own church, although plaintiff agreed to join

the mission. Defendant in November last finally said he would not marry.

Cross-examined, Mrs. Leeds said her husband had been dead three years.

Were you going to marry Greenwood for love, or his 16 cottages?-I felt as lonely as he did.

Were you fond of him?-I had hardly time to get fond of him.

Well, where do your injured feelings come in?--He made a fool of me in the eyes of my relatives.

Defendant denied having proposed marriage.

Be became acquainted with plaintiff in the in the manner described, and on one occasion when she was ill visited her in a bedroom at her house. While there she asked him if he thought he would ever get married again. He replied, "I have turned 70." Plaintiff added, " I don't think you are too old. My late husband was much older." She frequently asked him to take her for a drive. When he was leaving her on the occasion of his visit she raised herself up in bed and he knew that she wanted a kiss. (Laughter.) He admitted saying that if he did get married he had plenty of means to live on, but he did not say that he would get married. He told plaintiff once that she would look much better if she got some teeth in. " You know," added witness, " she had only one tooth sticking out in front." (Laughter).

At the close of the judge's summing up the jury, without leaving the box, returned a verdict in favor of the defendant, for whom judgment was entered with costs.'

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 cites:

279 Adderley Street
1880, 833; 1896-97, 856;

North and West Melbourne Conservation Study (1983)**History**

In 1888, John Greenwood a contractor, built this house in which he then resided for at least the following ten years. Greenwood also owned and built other properties in the area.

Description

A two-storey, parapeted stuccoed brick house with a two-level cast-iron verandah which is sited parallel to the frontage, facing the bay. One verandah roof is a bullnose profile whilst the iron is ornate. In contrast. the corniced and parapeted form is typical of earlier buildings in its austerity of ornament: the rectangular parapet entablature, which bears the house name, as a central acroterion with scrolls. Openings are architrave, whilst some possess six-pane sashes.

Integrity

Generally original, the fence has been replaced (possibly timber picket adjoining a capped corrugated iron fence). Part of the iron is missing and the side-wall face brick painted: colours are sympathetic.

Streetscape

Not in parallel with other buildings, but instead, in counterpoint by the siting and prominent corner siting.

Significance

Architecturally, because of its austere and typical form, it achieves importance more so from its unusual siting,

SURVEYED PLACES

original detail and prominent position: of regional importance.

Historically, another of the owner-builder developers of Adderley Street (Refer William French and Henry Cropley) and the area generally: in this case, building a large house as a mark of success -of regional importance.

Recommendations

Replace missing iron; consider removal of paint from brickwork; consider repainting trim in original or typical colours; investigate replacement of fences as under Integrity; consider rezoning to Residential A or Special Residential 2 to preserve residential use and form.

Property number: 100224

Anderson Street

1

West Melbourne State School Plantation Reserve later Railway Place and Miller Street Reserve

**Survey Notes:**

Part State School Plantation Reserve, 1873, with extension to north, provided when West Melbourne State School built in Eades Place- since changed to visually unrelated character to Victorian-era. Fence gone, planting changed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -

Proposed Grading: -

Existing

Streetscape Level: -

Proposed

Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1873-

Creation era?

Early Victorian-era

Victorian-era

Interwar

Edwardian-era

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.3 Educating the people

7.2 Cultivating the 'Garden City' aesthetic

7.1 Appreciating the natural landscape

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`A 1112m2 public reserve.'

MMBW 1895: shown as fenced `Reserve', since bisected by Miller Street.

Parish Plan: shows as State School Plantation Reserve,

SURVEYED PLACES

1873, with extension to north.

Property number: 110908**Austin Place****11****Units****Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1998?

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne Town planning permits register
 `Permit Number TP-1997-273
 Date Received 17/03/1997
 Address of Land 11 Austin Place WEST MELBOURNE VIC 3003 (Zone HO3)
 7 Curzon Street WEST MELBOURNE VIC 3003 (Zone GRZ1)
 Applicant's Name and Address
 Proposed Use or Development Erect 3 multi dwellings
 Officer's Name Josephine Lee
 Objections Received 0
 Change to Application YES
 Application Status Permit Issued
 Decision Permit 1/08/1997'

Property number: 106562

SURVEYED PLACES**Batman and
Jeffcott Streets,
Boughton Place**

varies

**Interwar industrial
precinct, 33-43, 45-
47, 55-67 Batman
Street; 15-21
Boughton Place; and
34-36, 38 Jeffcott
Street.****Survey Notes:**

Enlarged Interwar industrial precinct. Refer to Statement of Significance (Appendix 3) .

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: varies Proposed Grading: varies

Existing Streetscape Level: varies Proposed Streetscape Level: varies

What date or era does the place express (if any)?

Creation date (if available)? 1920-1940

- Creation era?
- Early Victorian-era
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO770 Part 33-53 Batman Street, West Melbourne. Proposed as: Interwar industrial precinct, 33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street., varies Batman & Jeffcott Streets, Boughton Place, West Melbourne.

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise the Heritage Overlay 770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.

References (if any):**Appendices 2 and 3:**

33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.

Hermes**49-53 Batman St**

Heritage Inventory Comments: 'one- and two-storey warehouse 1905 - single storey buildings, part of tannery complex (Grann Brothers).'

i-heritage search results

Included as 33-53 Batman Street.

Property number: unknown

SURVEYED PLACES

Batman Street	2	-24	St James Anglican Old Cathedral
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**Survey Notes:**

Refer to Victorian Heritage Register Statement of Significance (Appendix 3) .

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **A** Proposed Grading: **A**

Existing Streetscape Level: **2** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1837-, 1914

- Creation era?
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO478 St. James Old Cathedral, 419-437 King (Victorian Heritage Register)
Street & 2-24 Batman St, West Melbourne (Victorian Heritage Register)

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

10.2 Belonging to a religious denomination

Recommendations (if any)

Buildings at 28 Batman Street were part of the Edwardian-era St. James complex (HO478) and are contributory to its history (rather than individually significant). Heritage Victoria should be requested to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation.

Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: 'St James Church of England complex, part, 28 Batman Street, West Melbourne'.

References (if any):

Lewis, M. **Australian Architecture Index:**
'72736 Rowsell, L & J Church of England West Melbourne

VIC Houses Watts, T & Son 1914 02 16 72728 Rowsell, L J
O - Downshire Rd Elsternwick Church of England Council
West Melbourne VIC Church; Religious Buildings Watts, T
& Son 1913 10 30'

Victorian Heritage Register

Heritage Victoria Register number: H11

Extent of Registration

1. All the building marked B-1 and the fence marked B-2 on Diagram 602508A held by the Executive Director
2. All the land marked L-1 on Diagram 602508A held by the Executive Director, being part of the land described in Certificate of Title Volume 10320 Folio 585
3. All the objects held within the church as listed below:
All the cedar box pews
Two mahogany pulpits
The baptismal font
The bishop's throne
The World War 1 and World War 2 honour boards - See more at: <http://vhd.heritagecouncil.vic.gov.au/places/767#statement-significance>

i-Heritage search results: Abstract of Building Identification Form (BIF)

2 TO 24 BATMAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level
A 2

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style Georgian

Period

Construction Date

Source for Construction Date Heritage Aust. 3/50

Architect Robert Russell (1) Charles Laing (2)

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type Church

History

This old church was preceded, in Victoria, by only a small wooden hut built with the help of contributions from various denominations and initially also used by them. The new St. James' church was built on a crown grant site near the corner of William and Little Collins Streets, where the foundation was laid by His Honour Charles Latrobe, Superintendent of the District of Port Phillip, on November 9, 1839. The Diocese of Melbourne was founded in 1847 and on June 29, St. Peter's Day, Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. Arriving, he was enthroned in St. James' on January 28, 1848 and St. James' Church became the first Cathedral Church of the new diocese, though not consecrated until 1853. Two other bishops, Bishops Moorhouse and Goe, were later installed in St. James' while it retained its Cathedral status. The new St. Paul's Cathedral was opened for worship on January 22, 1891 and St. James' reverted to the status of parish church. Its congregation was very small, it occupied valuable city land, and maintenance was very costly, so that in the following years the building narrowly escaped demolition. However it was eventually decided to move the Old Cathedral to its present site where it was re-consecrated

SURVEYED PLACES

by Archbishop Lowther Clarke and re-opened for worship on April 19, 1914. The church was carefully reconstructed, stone by numbered stone, and is substantially in its original form. The tower was shortened by one stage and its entrance moved to face King Street. The main ceiling was lowered a little for structural reasons, and the sanctuary unfortunately shortened by a few inches. The shape of the latter was further married by later reinforcements. The space beneath the main gallery was remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

Description/Notable Features

Notable features include the fence. Sympathetic garden / paving. Interior / fittings.

Melbourne's 'oldest' building. (Re-erected 1913) - first cathedral. Interesting features of the church. The Galleries : The unusual side galleries, or Vice-Regal boxes, were originally for the use of Governor Latrobe and the Chief Justice respectively, and have since been occupied by Governors General, Royalty and other notables. They at present house the organ pipes. The main gallery was added in 1853 in order to increase the capacity of the cathedral. Communion Rail : The fine cedar communion rail is of unusual curved design. Pews : The box pews are of cedar and numbered in the old manner for rental, No. 10 was the Henty Family pew, but was subsequently used by a City Councillor for whose corpulence provision had to be made. Sedilia : The bishop's sedilia can no longer be contained in the altered sanctuary, and stands against the right hand wall in the chancel. Pulpits : The two pulpits designed for preaching and reading are of solid mahogany and were presented by the ladies of the congregation in 1847. One was sold in 1901 and replaced by a conventional lectern. It was recovered, with difficulty, in recent years. Baptismal Font : The white marble bowl, probably of the 17th Century, came from St. Katherine's Abbey on the banks of the Thames. That building was demolished in 1837. Friends of Governor Latrobe acquired the font and it was necessary to have Queen Victoria's permission before it could be brought to Victoria. The fine canopy and pedestal were designed in Melbourne and presented by parishioners. The Organ : Two successive organs occupied, approximately, the present position of the font. The second, by Fincham, was placed in the front of the church when the church was moved. It was rebuilt in 1962, but is now worn out. Great effort is needed to finance the purchase of a new one. Entrance and Bells : The present main entrance to the Old Cathedral is through the base of the

Statement of Significance

Mr. Robert Russell, a London architect and surveyor, designed the building in Colonial Georgian style. The foundations are of bluestone, and the main walls of a sandstone found in various nearby quarries. The unfinished building was opened for worship on October 2, 1842 and completed in 1847. Melbourne's oldest building, it was originally sited at the corner of Collins and Williams Streets and moved to its present location in 1913. Designed by Robert Russell, the surveyor of Melbourne, it was built in stages between 1839-51 with some design amendments in its later stages by Charles Laing. Although partially modified during its re-location, it remains as the only surviving example of Russell's architectural work and as a monument to the foundation of the city.

Recommended Alterations

Tower reconstruction (sympathetic - no

recommendations)

Other Comments Interior not inspected. Deserves conservation analysis / restoration.

Victorian Heritage Register H11

What is significant?

St James Old Cathedral was constructed on a Crown grant site of 5 acres of land bounded by Collins, William and Bourke Streets with the foundation stone being laid on 9 November 1839 by Charles Joseph La Trobe, Superintendent of the District of Port Phillip. A simple timber pioneer church which preceded it was built with funds largely subscribed by Presbyterians and other denominations who made up the small community. Opened on 11 February 1837, St James was designed by Robert Russell, a London architect and surveyor who had arrived in Melbourne from Sydney on 5 October 1836. The Colonial Georgian building was constructed on bluestone footings of locally quarried sandstone. The unfinished building was opened for worship on 2 October 1842, and it was completed in 1847. The Anglican Diocese of Melbourne was founded in 1847, and on 29 June 1847 Charles Perry was consecrated in Westminster Abbey as Melbourne's first Bishop. He was enthroned in St James on 28 January 1848, and St James became the first Cathedral church of the new diocese, although it was not consecrated until 1853. When St Paul's Cathedral opened for worship on 22 January 1891 St James reverted to the status of a parish church. The diminished congregation, pressure of occupying valuable city land, and maintenance problems resulted in the church narrowly escaping demolition. It was relocated stone by numbered stone to its present site under the direction of Messrs Thomas Watts and Son, architects, re-consecrated by Archbishop Lowther Clark, and re-opened for worship on 19 April 1914. Changes made to the original design at the time of relocation include reorientation from east west to north south, the tower shortened by one stage, the main ceiling lowered a little, the sanctuary shortened by a few inches, the space between the main gallery remodelled to form a lobby and two vestries with passage and gallery stairs behind them. Two side entrances were constructed to serve the new passage.

How is it significant?

St James Old Cathedral is of historical and architectural significance to the State of Victoria.

Why is it significant?

It is of historical importance as the first Cathedral in Melbourne, the earliest surviving church in Victoria, and one of Melbourne's earliest surviving buildings. It is of architectural importance as a rare example in Melbourne of a Colonial Georgian style building of simple design and pleasing proportions with Greek detailing at the doorways, and the only known surviving work of architect Robert Russell. Although he worked in London with eminent English architect John Nash, the style reflects his experiences in Sydney, especially the work of his contemporary Francis Clarke as well as of Francis Greenway. The interior is important for rare and unusual features for Victoria, such as the traditional box pews of cedar, side galleries or Vice-Regal boxes originally for the use of Governor La Trobe and the Chief Justice, Baptismal font with the white marble bowl probably dating from the 17th century and coming from St Katherine's Abbey on the banks of the Thames, two mahogany pulpits presented by the ladies of the congregation in 1847. The World War 1 honour board

SURVEYED PLACES

carved by well known master wood carver Robert Prenzel and the World War 2 honour board which was copied from the earlier honour board. The stained glass windows are also of note with the 'east window' being possibly by the Melbourne firm of Ferguson and Urie, and the five windows by Christian Waller, wife of artist Napier Waller. - See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/767#sthash.ESRCTECa.dpuf>

Property number: 100862

Batman Street

15

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1986

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps
 '3 storey brick building built 1986.'

Property number: 100848

SURVEYED PLACES

Batman Street	28	St James Church of England complex, part (Free Kindergarten?)
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Survey Notes:

Brick Edwardian-era or Interwar buildings at north-west corner with ecclesiastical character, adjoining car park. St James Sunday school remnant? Refer Statement of Significance.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: C

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1911-1920?

- Creation era?
- Early Victorian-era
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed as: St James Church of England complex, part, 28 Batman Street, West Melbourne'.

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.3 Educating the people
- 10.2 Belonging to a religious denomination

Recommendations (if any)

Buildings at 28 Batman Street were part of the Edwardian-era St. James complex and are contributory to its history (rather than individually significant). The City of Melbourne should request Heritage Victoria to consider inclusion of 28 Batman Street in the Victorian Heritage Register designation.

Otherwise the City of Melbourne should consider a Heritage Overlay area that includes these buildings, as proposed: 'St James Church of England complex, part, 28 Batman Street, West Melbourne'.

References (if any):

Lewis, M. Australian Architecture Index:

Batman Street
 `72736 Rowsell, L & J Church of England West Melbourne VIC City of Melbourne registration no 4709 [Burchett Index]. Fee 7.0.0 two 2-storey houses (demolition?) Watts, T & Son 1914 02 16
 72728 Rowsell, L J O - Downshire Rd Elsternwick Church of England Council West Melbourne VIC Church (relocation?) Watts, T & Son 1913 10 30'
 72662 Langford, Clement - 275 Bridge Rd Richmond St James Church of England - Trustees Melbourne VIC City of Melbourne registration no 2706 [Burchett Index]. Fee 1.5.0 brick school room - cnr Batman & King 1911 06 24 14594 VIC Gawler & Drummond. Additions to Parish Hall, for St. James Church of England, Batman St., Melbourne, Vic. (GAWLER) Urban Conservation Projects Survey of Architectural Drawings Gawler & Drummond 1928'

Victorian Heritage Register

Heritage Victoria Register number: H11
 St James Anglican Old Cathedral.

i-Heritage database search

No listing.

City of Melbourne online maps

1945 aerial photograph: shows these buildings with existing carpark as playground, a larger hall structure to the east (parish hall?), the church residence and then the church.

Sands & McDougall Directory of Victoria

1935
 14 Watt, Kiss M. 3., mus tchr
 Free Kindergarten and Sunday School
 (188 Bulk Store)

1925
 Sunday schl
 Free Kindercarten
 (188 Gollin & Co Pty Ltd. bulk store
 198-202 Hanson, C. W.)

1920
 BATMAN ST—N side
 Oft 413 King st
 St. James' Old Cathedral (C of E 12 Schofield, Rev J. A. 14 Thomson, Rev. E. C.
 Sunday schl
 Free Kindergarten
 (188 Gollin & Co Pty Ltd. warehouse
 198-202 Harkins. Arthur)

1915
 B ATMAN ST—N SIDE
 Off 439 King st
 St. James' schools
 (Ch. of E.)
 Free Kindergarten —
 Macdonald, Miss
 Farquharson, E. E.
 Robinson, Rev T. C. (Ch of E.)
 (188 Gollin & Co, free str
 198 Edwards, W. F.)

1910
 N SIDE

SURVEYED PLACES

Off 439 King st
 St. James' schools (C. of E.)
 (188 Draper, T., mchnry store
 198 Hornidge, Richard)

Property number: 100861

Batman Street**33 -43**

**W. O'Donnell
 Engineer works, part
 33-47 Batman Street**

**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B **Proposed Grading:** B

Existing Streetscape Level: - **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1940-1

Creation era? **Early Victorian-era**
 Victorian-era **Interwar**
 Edwardian-era **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**
 Scientific value **Social value**
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO770 Part 33-53 Batman Street, West Melbourne. Proposed as: W. O'Donnell Engineer works, 33-47 Batman Street, West Melbourne.

Contributory to precinct **Not significant or contributory**
 Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Significant and contributory part of an existing Heritage Overlay area, with potential to have its own Heritage Overlay as: 'W. O'Donnell Engineer works, 33-43 Batman Street'. City of Melbourne should include individual Statements of Significance in any precinct policy. Or revise the Heritage Overlay area mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

SURVEYED PLACES**References (if any):****Building Permit Application**

1940 21632 £6450 erection of building: Marsh and Michaelson Architect and Engineer, Collins St, Melb. 'Brick factory ... Mr W O'Donnell engineer, shows large open plan with offices at front on west end. Steel-framed windows, hopper sashes, 6"x6" tiles to facade, roller shutter to main floor, glass bricks, steel sawtooth trusses, fibre cement sheet roofing, guttering.'

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 21 February 1949 p 13

'ENGINEERS. Process Workers. Good conditions. W. O'Donnell 323 Batman street. West Melbourne.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 28 March 1949 p 15

'PRESS HANDS. Good wages and conditions, w. O'Donnell. 323 Batman street. West Melbourne.'

Zoominfo web site, 2015

'Heldon Products

25 Tullamarine Park Road
Tullamarine, Victoria 3043

Heldon Products was founded in 1933 as W. O'Donnell Engineer, headquartered in Melbourne Australia, and is still a privately Australian owned manufacturer of components used in the commercial refrigeration and air conditioning industries. The company is now marketing its products worldwide to leading original equipment manufacturers of refrigeration systems and wholesalers of commercial and air conditioning products. Heldon now has manufacturing locations in Melbourne Australia, China and Thailand.'

Victorian Heritage Database

Marsh and Michaelson:

'GLENFERRIE OVAL GRANDSTAND, 34 LINDA CRESCENT HAWTHORN, Boroondara City, Completed in 1938, the Glenferrie Oval Grandstand was built more than a decade after the Hawthorn Football Club was admitted to the Victorian Football League ...'

City of Stonnington web site 2015

Coolullah and Quamby Avenues Precinct

'The Coolullah Avenue roadway was completed by Council in May 1936 and by December of that year 'Staunton' flats had been erected at 1 Coolullah Avenue (8). Development of flats had begun slightly earlier on Williams Road, with Graceville Flats at no.249 and Vaughan Flats at no.251 first listed in 1929 directories. Building activity progressed rapidly so that by the end of 1938, flats had been completed at nos. 3-5, 4, 6, 7 and 19-23. In the same year prominent architectural firm Marsh and Michaelson designed the block of flats at 2 Coolullah Avenue (10). Substantial villas had also been built at 11 and 13 Collullah Avenue, the former to a design by noted architect Geoffrey Sommers (11).

THE ALEXANDRA AVENUE PRECINCT 2011

'Another block of flats at 83 Alexandra Avenue, South Yarra was constructed in 1941, possibly to designs by architects, Marsh & Michaelson. It is currently included in HO122'

St Kilda Historical Society web site 2015

'Surrey Court, 71 Ormond Road, Elwood'

'...In St Kilda, Old English was a fashionable and romantic style for flats, from 1919-41: a cheery tonic after the rigours of the Great War. The earliest, pioneering the style in Victoria, was Arthur Plaisted's Hampden, 74 Barkly Street of 1919-20, well before Liberty's in London and contemporary with Bournville. He followed this with Hartpury Court, 11 Milton Street (1923), and the Tudoresque, Le Chateau flats in 1925. Next, chronologically, is Surrey Court, then Askolat, 301 Carlisle Street, by Leslie J.W.Reed (1934); 628 St Kilda Road, by Marsh & Michaelson (1936)...

MMBW

DP c1895: shown as row house pair 319-321 and building group to west (325) set well back, adjoining 'paper mills' further to west.

1945 Aerial Images

Shown as original sawtooth.

Heritage Places Inventory June 2015

33-47 Batman Street

B-

i-Heritage search results

Marsh & Michaelson

- A.N.A. Building, 28 TO 32 ELIZABETH STREET MELBOURNE 3000: Marsh and Michaelson's
- Theosophical Society Building, 181 TO 187 COLLINS STREET;
- Montgomery flats, 106 W TO 110 W TOORAK ROAD SOUTH YARRA Marsh & Michaelson

i-Heritage search results: Abstract of Building Identification Form, [BIF]

33 TO 47 BATMAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme

Butler, 1984 Adopted

Building and History Information

Architectural Style Moderne

Period

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Good

Condition Good

Original Building Type Factory

History

Description/Notable Features

Notable features include unpainted decorative brickwork.

Glass bricks / tiles.

Statement of Significance

Recommended Alterations

New entry glass screen (inappropriate - reinstate sympathetic alternative or reinstate original design.

Sands & McDougall Directory of Victoria

1942

SURVEYED PLACES

BATMAN
S SIDE
319-325 O'Donnell, W., engineer
327-29 Excelsior Can Works, canister mkrs
1935
315 Atchison, Bernard
319-323 Gordon, D., mtr body bldr
327-329 Excelsior Manfg Wks, canister mfrs

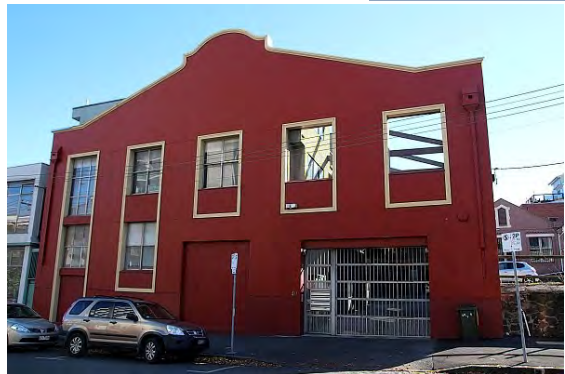
1930
S SIDE
Off 415 King st
301 Longland, Arth. G.
303 Wrout, Herbt
305 Phillips, Ernest
307 Dew, Oliver E.
309 Kennedy, Thomas
311 Farmer, John
313 Smalinsky, Will
315 Bonfield, Stanley A.
319-323 Gordon, D., chbldr & mtr body bid:
327-329 Excelsior Manfg Wks, canister mfr;
335 Moore, Leslie
339 Keep Bros. & Wood Pt y Ltd, hrdwr merchs
Spencer st

1937,
1781 Gordon, Daniel & Douglas 317-25 B warehouse,
99x165 £350
1788 Donnell, William Michael, at 23, 25 Franklin Pl 2x B
w'shops 33x72, 70x50, £180/140.
1930, 2046-
Excelsior Manfg Wks x-out, Gordon Bros, Daniel &
Douglas 317-325 B warehouse 99x165 £400

Property number: 573825

Batman Street

40

Gollin and Co Pty
Ltd. bulk store
remnant**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** **D**

Existing Streetscape Level: - **Proposed Streetscape Level:** **2**

What date or era does the place express (if any)?

Creation date (if available)? 1915

Creation era? **Early Victorian-era**
 Victorian-era **Interwar**
 Edwardian-era **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**
 Scientific value **Social value**
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO773 34-40 Batman Street, West Melbourne

Contributory to precinct **Not significant or contributory**
 Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

5.2 Melbourne as a trading port

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Heritage Places Inventory June 2015**

No listing.

Heritage Places Inventory July 2015

No entry

Building Permit Application

Old numbers 186-190 Batman Street

1936 additions

1941 22049 £1800 alterations and additions

etc also covers adjoining Cathedral site

SURVEYED PLACES**Hermes**

Heritage Inventory:

`Comments: 2 storey building: refurbished 1986
1866 map shows building on site.'

State Library of Victoria

See Airspy view 1938.

Title:

[Looking over West Melbourne to city] [picture]

Author/Creator: Charles Daniel Pratt 1892-1968
photographer.

Contributor(s): Airspy.

Date: July 1938

Description: negative : glass ; 10.0 x 12.5 cm. approx.

Copyright status: This work is out of copyright.

Identifier(s): Accession no(s) H91.160/507.

City of Melbourne Planning register online search results

`Permit Number TP-1999-97

Date Received 29/01/1999

Address of Land 34-40 Batman Street WEST MELBOURNE

VIC 3003 (Zone DDO33)

Applicant's Name and Address

Proposed Use or Development Additions and alterations
to the existing building for use as 7 residences with
associated car parking

Officer's Name Lee Eklund

Objections Received 0

Application Status Permit Issued

Decision Permit - 25/03/1999'.

i-Heritage search results: Abstract of Building**Identification Form (BIF)**

34 TO 40 BATMAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

E 3

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study and Date, Status

Central Activities District Conservation Study - Graeme

Butler, 1984 Adopted

Building and History Information

Architectural Style

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Poor

Condition Fair

Original Building Type Factory

History Not Assessed

Description/Notable Features Not Assessed

Statement of Significance

Recommended Alterations

Windows replaced (inappropriate - reinstate original

design or sympathetic alternative) Spandrels tiled

(inappropriate - reinstate original design or sympathetic

alternative or remove by approved method)

MMBW

DP 725 1895, as Franklin Street:

Building shown as 186-190 Franklin Street `Vinegar
brewery', adjoining site as vacant land.

Lewis, M. Australian Architecture Index:

`72761 Langford, Clement - 275 Bridge Rd Richmond
Gollin & Co. Melbourne VIC Warehouse D'Ebro, C A 1915
05 13'

(see also `73887 Langford, Clement - 275 Bridge Rd
Richmond Gollin & Co Melbourne VIC two-storey brick
store in Batman Street D'Ebro, Chas 1901 11 1')

Victorian Heritage Database

GOLLIN AND COMPANY BUILDING

561-563 BOURKE STREET MELBOURNE, Melbourne City

Victorian Heritage Register

Statement of Significance

Last updated on - December 13, 1999

`What is significant?

The Former Gollin and Company Building was designed by
Charles D'Ebro and built in 1902 by Clements Langford. It
is a five storey building, constructed of load-bearing brick
with steel floor joists. It is decorated with stucco details,
including elaborate main door and window surrounds,
gables, and string courses at impost and sill heights.
Features of the exterior are the corner sign surround front
door case with a swan-neck pediment, metal eaves
brackets and particularly the tourelle, which has an
elaborately decorated base, foliated band, windows of
different shapes and a flagpole-capped cupola.

How is it significant?

The Former Gollin and Company Building is of
architectural and historical significance to the State of
Victoria.

Why is it significant?

The Former Gollin and Company Building is of
architectural significance as a now-rare example of a
Queen Anne-style commercial building in Melbourne
which possesses a number of distinctive features. It is a
rather late example of the Queen Anne style, this
particular form of architectural expression flourishing only
briefly from the late-1880s. But perhaps because of this
belatedness, the Gollin building displays the full
development of the style. The use of the corner tourelle as
the principal facade feature appeared in England in the
1890s, but the premature demise of the Queen Anne
style's popularity amidst the collapse of the property
market in the 1890s depression in Melbourne meant that
it was an uncommon architectural feature here. The Gollin
Building's tourelle is one of the very few, and perhaps
most intact, surviving in this city. The diverse range of
stylistic elements upon which the Queen Anne style drew
is illustrated in this building particularly in the windows.
The ground floor windows in particular are uncommon,
while the first floor openings have a classical flavour and
those on the second floor exhibit eclectic French
Renaissance Revival traits. The upper two floors are more
restrained. The Gollin building is, in sum, a skilled
composition making great use of its corner site.

The Former Gollin and Company Building is of
architectural significance as the work of Charles D'Ebro, an
important member of Melbourne's architectural
community from the 1880s until his death in 1920. D'Ebro
won many awards and designed numerous important
buildings. He was also a leading civil engineer and a
surveyor. Some of his better known works include Princes
Bridge, Georges in Collins Street, Prahran Market and
Stonnington.

SURVEYED PLACES

The Former Gollin and Company Building is of historical significance as an illustration of a successful general merchant and import firm of the late-19th and early 20th centuries. Gollin and Company had a diverse business, handling kerosene and oil distribution and shipment of fruit from Mildura to England, amongst other activities. The substance and impressiveness of this building was a specific expression of the company's prosperity and importance, and a general indication of the revived Victorian economy in the first decade of the 20th century, after the 1890s depression, and of the importance of import companies to an economy with limited industrial capacity.'

- See more at:

<http://vhd.heritagecouncil.vic.gov.au/places/705#sthash.Q3FvBnGc.dpuf>

Sands & McDougall Directory of Victoria

1935

14 Watt, Kiss M. 3., mus tchr
Free Kindergarten and Sunday School
188 Bulk Store

1925

Sunday schl
Free Kindercarten
188 Gollin & Co Pty Ltd. bulk store
198-202 Hanson, C. W.

1920

BATMAN ST—N side
Oft 413 King st
St. James' Old Cathedral (C of E 12 Schofield, Rev J. A.
14 Thomson, Rev. E. C.
Sunday schl
Free Kinderrarten
188 Gollin & Co Pty Ltd. warehouse
198-202 Harkins. Arthur

1915

B ATMAN ST—N SIDE
Off 439 King st
St. James' schools
(Ch. of E.)
Free Kindergarten —
Macdonald, Miss
Farquharson, E. E.
Robinson, Rev T. C.
(Ch of E.)
188 Gollin & Co, free str
198 Edwards, W. F.

1910

N SIDE
Off 439 King st
St. James' schools (C. of E.)
188 Draper, T., mchnry store
198 Hornidge, Richard

1904

188 vacant

1893

196 Aust Vinegar Brewery Co.

City of Melbourne Valuers Books

1891, 1739

Australian Biscuit Company occ., John H Walker, owner;
(after 200, before 188) off Franklin St brick vinegar
factory 66x132 £100

1900, 1717, vacant AMPS 188-196 Wood Factory 70x132
£46

1902, 1695 Draper occ?, AMPS, as above `Br' written
over

1914, 2221 Gollin & Co. Ltd owner-occupier 188-196
B&W Store 66x132 plus stable rear off Dudley St £75

1915, 2224 Gollin & Co. Ltd owner-occupier 188-196 B&
W Store (x-out to 2 floors) 66x132 plus stable rear off
Dudley St £75 revised to £180

1920, 2221 Gollin & Co. Ltd owner-occupier 188-196 B&
W Store 2 floors 66x132 and stabling £180 revised to
£260

Property number: 100860

SURVEYED PLACES

Batman Street	42	-48
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**Survey Notes:**

Early Modernist design? Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1957?

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

No

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`2 storey brick building built 1957 & sub-divided 1996'

Property number: 100859

Batman Street	45	-47	Excelsior Manufacturing Works, part 33-47 Batman Street
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**Survey Notes:**

Well-preserved façade. Windows replaced empathetically.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B **Proposed Grading:** D

Existing Streetscape Level: - **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1920-1925

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO770 33-53 Batman Street, West Melbourne

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise the Heritage Overlay area HO770 mapping and name in the Heritage Overlay schedule as proposed, with addresses of identified contributory elements, as follows: `Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):**Heritage Places Inventory July 2015**

33-47 B- (refers to 33-43 Batman Street?)

Hermes,

49-53 Batman St
Heritage Inventory

`Comments: one- and two-storey warehouse 1905 - single

SURVEYED PLACES

storey buildings, part of tannery complex (Grann Brothers).'

i-heritage

Included in 33-47 Batman Street -no individual listing.

Sands & McDougall Directory of Victoria

Former number 327-329 Batman Street.

Newspapers:

'News' (Adelaide, SA : 1923 - 1954) Wednesday 8 April 1942

'Fined For Closing Factory

MELBOURNE.-Imposing a fine of £22, with £1/11/6 costs, on a can manufacturer, who was charged at the North Melbourne Court today with having closed his factory on December 31, Mr. Hill. P.M., said that men of this type should not think they could do as they liked when the Government made regulations to direct the nation's war effort.

Defendant was Ernest Meissner, trading as Excelsior Manufacturing Works at West Melbourne.

In evidence. Meissner said that he had given instructions for the factory to be open at 7.45 a.m. each day during the holiday period and his employees had not come to work. Leslie Stewart said that because of tinplate shortages, no work, except cleaning, could have been done if the men had attended.'

i-Heritage database search results.

W. O'Donnell Engineer works,
33 TO 47 BATMAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

Conservation Study: Study, Date, Status.

Central Activities District Conservation Study - Graeme Butler, 1984 Adopted

Building and History Information

Architectural Style Moderne

Period

Construction Date

Source for Construction Date

Architect

Builder

First Owner

Integrity Good

Condition Good

Original Building Type Factory

History

Description/Notable Features

Notable features include unpainted decorative brickwork.

Glass bricks / tiles.

Statement of Significance

Recommended Alterations

New entry glass screen (inappropriate - reinstate

sympathetic alternative or reinstate original design.

Sands & McDougall Directory of Victoria

1942

BATMAN

S SIDE

319-325 O'Donnell, W., engineer

327-29 Excelsior Can Works, canister mkrs

1935

315 Atchison, Bernard
319-323 Gordon, D., mtr body bldr
327-329 Excelsior Manfg Wks, canister mfrs

1930

S SIDE

Off 415 King st

301 Longland, Arth. G.

303 Wrout, Herbt

305 Phillips, Ernest

307 Dew, Oliver E.

309 Kennedy, Thomas

311 Farmer, John

313 Smalinsky, Will

315 Bonfield, Stanley A.

319-323 Gordon, D., chbldr & mtr body bid:

327-329 Excelsior Manfg Wks, canister mfr;

335 Moore, Leslie

339 Keep Bros. & Wood Pt y Ltd, hrdwr me:chs

Spencer st

1925

327-9 Excelsior Manufg Wks, canister mfrs

1920

319 Stevenson, John

321 Benson, James

331 Gronn Bros. tanners

335 Gronn. Claus H. M.

Property number: 573826

SURVEYED PLACES

Batman Street	49 -53	Flagstaff Place Apartments (demolition of former contributory building)
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**Survey Notes:**

Demolition of contributory building, graded D, in HO770 , reducing integrity.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 2013

- Creation era?**
- Victorian-era Early Victorian-era
- Edwardian-era Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO770 33-53 Batman Street, West Melbourne

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Exclude this building from Heritage Overlay 770, with revised mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: `Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.`

References (if any):

Hermes,
49-53 Batman Street.
Heritage Inventory
`Comments: one- and two-storey warehouse 1905 - single storey buildings, part of tannery complex (Grann

Brothers).`

i-heritage
No listing

City of Melbourne Planning register online

`TP-2010-459 Demolition of existing building and construction of a multi-storey residential building and waiver of car parking requirements, Central Equity Development.`

City of Melbourne online maps

`Flagstaff Place Apartments:
A two storey brick building built in 1935' (former building?).`

Property number: 100850

SURVEYED PLACES

Batman Street	50	Studios Pty. Ltd. shop fittings manufacturers
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**Survey Notes:**

Bricks painted over, reducing integrity, altered Moderne style.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: **D**

Existing Streetscape Level: - Proposed Streetscape Level: **3**

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

- Creation era?
- Early Victorian-era
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online maps**

'Single storey brick building.'

1945 aerial: shows with sawtooth roof.

Sands & McDougall Directory of Victoria

1942

Free Kindergarten and Sunday School

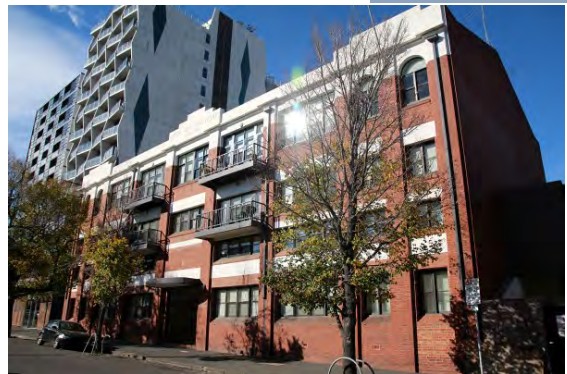
188 Gollin & Co Pty Ltd (storage)

202 Huggins, R. E.. cartage contractor

212 Studios Pty Ltd. shop fittings mnfrs

Property number: 100858

Batman Street	55 -67	Keep Brothers and Wood bulk store, later Batman Hill Apartments
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**Survey Notes:**

Generally unchanged since the City of Melbourne Heritage Review 1999 - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **B**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1923-4

- Creation era?
- Early Victorian-era
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO770 Part 33-53 Batman Street, West Melbourne. Proposed as: Keep Brothers and Wood bulk store, later Batman Hill Apartments, 55-67 Batman Street, West Melbourne.

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

5.2 Melbourne as a trading port

Recommendations (if any)

Revise the Heritage Overlay HO770 mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

This place is an individually significant and contributory part of an existing Heritage Overlay with potential to have its own Heritage Overlay as: 'Keep Brothers and Wood bulk store, 55-67 Batman Street, West Melbourne'. City of

SURVEYED PLACES

Melbourne should include individual Statements of Significance in any precinct policy.
Revise the Heritage Places Inventory July 2015: address and grading.

References (if any):**Heritage Places Inventory July 2015**

55 D3

City of Melbourne

Melbourne Planning Scheme and City of Melbourne GIS property data has as in HO770, 33-53 Batman Street, West Melbourne- see 'Melbourne Planning Scheme' Map 08 - heritage overlay.

Building Permit Application

(as 339 Batman St)

1923 September 5591 £11000 erection of warehouse
Arthur and Hugh Peck Architects - proposed three storey warehouse for Keep Bros & Wood- metal-framed windows, multi-pane glazing, hopper and casement sashes, entry doors vertical boarded, ledge & braced timber pairs, large carriageway doors. Steel roof trusses columns, joists, timber flooring; 1st floor seven office rooms, half-glazed timber partitioning;
1926 Sep erection of water closet;
1928 petrol storage installation;
1993 refurbishment \$1025000.

State Library of Victoria

Airsy 1938 view shows as existing.

Lewis, M. Australian Architecture Index:

`72644 Builder: Sorensen, N - 25 Coventry Street Sth Melb.
Owner: Keep Bros. & Wood West Melbourne VIC
Warehouse or City of Melbourne registration no 2051 [Burchett Index]. Fee 1.1.0 insulated store Batman St, Architect Ward & Carleton 1910 07 14' - refers to corrugated iron clad warehouse.

Victorian Heritage Database

Ward and Carleton heritage places:
ST HILDAS HOUSE, 1-19 CLARENDON STREET EAST
MELBOURNE, Melbourne City (Victorian Heritage Register)

State Library of Victoria

Massey Harris building designed by Ward and Carleton:
major red brick factory.

Melbourne University Archives (MUA)

Clements Langford collection: Ward and Carleton designs
Head office and Victorian Sales Rooms of Massey-Harris Co.,
Implements and Machinery
510 Bourke Street
1899
Warehouse and/or factory,
Little Bourke Street
1899

Stonnington City Council web site 2015

`Name Holy Trinity Church and Hall
Address 1449 Dandenong Road MALVERN EAST
Significance Level A2
Place Type Church, Church Hall
Citation Date 2010
Alfred Carleton
Plans were drawn up by the architect, A.E.H.Carleton and

tenders were invited to commence work in 1919. Carleton set up practice with J.V.T. Ward in 1897 as Ward & Carleton. The partnership finished in 1913. From 1921 he was in partnership with his son C.R. Carleton as Carleton & Carleton. His death, in 1936, is recorded in the Herald. In 1912-13 Carleton designed a building at 285-7 La Trobe Street for H. Hearne and Company and a house in Queens Road, South Yarra. During the 1930's he was involved with the design and re-modelling of Commercial Banks in Orbost, Casterton, Sandringham and Bourke Street, Melbourne.'

City of Melbourne CAD Database (private), Graeme Butler & Associates

Keep Bros & Wood workshop and showroom, later Stramit Building

96-102 Franklin Street

`What is significant?

The wholesale ironmongers and coach builders, Keep Bros & Wood, commissioned this workshop in 1903 from builders, Murray & Crow of East Melbourne, to a characteristically bold classical revival design by architect DC Askew. From the role of carriage builders, the firm entered the motor trade in the early 20th century as agents for a number of locally made cars, Trumbull being one, and were producers of the Hallmark bicycle.

John Francis Keep died 22 January 1945, aged 89. With his brother, Albert Edward Keep, and H. S. Wood, he had formed Keep Bros and Wood in 1899, after a partnership with his brother (Edward Keep and Co.) formed after his arrival in the Colony in 1876. This company moved from Lonsdale Street to Franklin Street under the style of Keep Bros & Wood. Keep Brothers & Wood's association with carriage and later motor car fabrication and selling, is part of the transition of this part of the Capital City Zone from its typical late Victorian-era use for metalwork and engineering, as observed by Graeme Davison in his work 'Marvellous Melbourne'. This evolutionary grouping of similar land uses has been identified as a significant feature of Melbourne's business district.

A Victorian sesquicentenary plaque on the building commemorates James Harrison the 'investor of the refrigeration process and found of the Victorian Ice Works on this site 1859'.

Rising to five levels (three upper levels and attic), the workshop façade is composed in three parts, each having a deeply moulded gabled pediment at the parapet level and the central and largest bay rising above the others to form a strongly shaped façade silhouette. The flanking bay parapets have minor pediments set on three parapet piers. Ground floor Tuscan order pilasters frame a central entry (with related panelled entry doors), deeply set display windows and an altered vehicle entry. Upper level windows are closely spaced and deep-set, each with timber double-hung sashes. The structural frame is of iron columns and girders.

The street elevation is little changed with the addition of the roller shutter at the carriage way being the main alteration.

How is it significant?

The Keep Bros & Wood workshop and showroom is significant historically and aesthetically to the Melbourne Capital City Zone

SURVEYED PLACES

Why is it significant?

Keep Bros & Wood workshop and showroom is significant aesthetically as a well-preserved and boldly executed Mannerist cemented façade, characteristic of Askew's work.

Historically the long association with the rising firm of Keep Brothers & Wood is significant for their association with carriage and later motor car fabrication and selling, as part of the transition of this part of the Capital City Zone from its late Victorian-era use pattern of 'metals and engineering'.

Newspapers:

'Daily Herald' (Adelaide, SA : 1910 - 1924) Saturday 11 March 1916

'...meeting of the South Australian branch of the Australian Coach makers Employees' Federation...Messrs-Keep Brothers & Wood, Melbourne, sent a communication relative to the adoption of the Australian pattern wheel for military vehicles- ...'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 November 1916

'IDLE FACTORIES.

Numbers of Workers Involved.

The firms which have already been affected by the operation of the regulation, and the number of employees who have been temporarily discharged, include the following:

...

Barnet Glass Rubber Co.. 100...

Carlton and United-Breweries Pty. Ltd 500...

Keep Brothers and Wood, importers carriage materials 120...

Marshall's Boot Factory . 600...

McKay's Harvester Works 500...'

'Industrial Suburbs Suffer.

The industrial suburbs of South Melbourne, Richmond, Collingwood, Fitzroy, and Footscray have felt the effect of the regulations in a marked degree. About 5,000 workers at Richmond have been thrown out of employment, and, « similar number at Fitzroy*. Four thousand employees were discharged yesterday at South Melbourne, and about 4,000 at Collingwood. The Richmond Council's refuse destructor, which began operations a few days ago, will furnish steam for the municipal abattoirs, quarries, and stone-crushers. To be thrown out of employment just prior to Christmas will entail great hardship, in some families-the father, son, and daughter have all lost their employment...'

'Weekly Times' (Vic. : 1914 - 1918) Saturday 26 October 1918

Mr. Harry Stephen Wood, of the firm of Keep Brothers and Wood, of Franklin street, Melbourne, died on October 15, aged 49 years. Mr. Wood had just completed a year's term of office as Mayor of Caulfield, where he was connected with patriotic movements. For many years he had been a vice-president of the Chamber of Manufactures. He leaves a widow and eight children.

'The Horsham Times' (Vic. : 1882 - 1954) Friday 18 July 1924

'MOTOR' HEARSE.

The handsome motor hearse recently acquired by Messrs. A. F. Weight & Sons was driven from Melbourne to its new

garage in Horsham yesterday. by Mr. Geo. Weight. The bodywork was built solely in Melbourne to the order of the. Canada Motor & Cycle Co. by Messrs. Keep Bros. & Wood. An extended "Dodge" chassis -supports the imposing superstructure, which is enamelled in royal blue with light blue dressings. The glass panels are embossed in white and gold and the repository is handsomely finished in oak. The proprietary is to be complimented on their enterprise in keeping their plant and equipment up to date in accordance with modern funeral custom. The hearse and coaches previously in use have been retained, and the new provision will be available forthwith for those who desire to utilise it.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 28 August 1936

'Films for Motor Trade

A special programme of films of particular interest to the motor trade attracted an audience which filled the Comedy Theatre last night. The entertainment was sponsored by Brooklands Accessories Pty. Ltd. And Keep Brothers and Wood Pty. Ltd. The pictures screened included views of last year's Indianapolis 500 miles race, won by Louis Mayer, who covered the course at an average speed of 109 miles an hour; the making of its spark plug, and "Thrills and Spills," an exciting film, showing smashes in motor-car racing.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

55 TO 67 BATMAN STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

City of Melbourne Heritage Review 1999 - Allom Lovell and Associates 1999 Adopted

Building and History Information

Architectural Style Edwardian; c.1910

Period 1900-15 - Edwardian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type Factory

History

The Keep Bros & Wood factory was constructed c.1910 for this company, listed in the 1901 Sands & McDougall directory as coachbuilders, ironmongers and importers, operating from Franklin Street. The building is first listed in the Sands & McDougall directory in 1911, when the address is listed as 339 Batman Street. By 1945, Keep Bros & Wood, by that time involved in the motor industry, had relocated again, to La Trobe Street, and the Batman Street building was in use as a Training Centre for the Engineers Branch of the Postmaster General's Department.

Description/Notable Features

The building at 55 Batman Street is a four-storey Edwardian warehouse built to the property line. Walls are of red face brick with part-rendered spandrel panels and lintels. The transverse gabled corrugated galvanised steel roof is concealed behind a rendered pedimented parapet

SURVEYED PLACES

bearing the words KEEP BROS AND WOOD PTY LTD in raised rendered lettering. The facade is divided into bays by giant order red brick piers. The windows are timber-framed double-hung sashes, with pairs in the top corners having arched heads. As part of the building's conversion to residential use, steel-framed balconies have been added to the facade, along with a small canopy at the entrance.

Statement of Significance

The former Keep Bros. and Wood factory at 55 Batman Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of the substantial industrial buildings which were constructed in West Melbourne in the early twentieth century.

Aesthetically, the building is a substantially intact example of an Edwardian industrial building on an impressive scale, and which is a dominant element in the streetscape.

Recommended Alterations**Other Comments**

Upgraded from E to D. Since the previous study, the building has been refurbished and converted to residential use, involving the addition of balconies and a small entrance canopy. The building is a dominant element in this part of Batman Street and demonstrates the early twentieth century industrial development in West Melbourne. Original datasheet - 339 Batman Street, West Melbourne (street numbering has changed)

Sands & McDougall Directory of Victoria

1955

331-335 Ross, J & W Cosmetics P/L

1942

327-29 Excelsior Can Works, canister mkr

327-29 Okay Container Co, carton mnfrs

331-35 Ross, J. & W., Cosmetic Co, toilet preparations mnfrs

339 Brit. A'asian Tobacco Co Pty Ltd (storage)

Spencer at

1935

319-323 Gordon, D., mtr body bldr

327-329 Excelsior Manfg Wks, canister mfrs

327-329 Okay Co. cardboard antra mnfrs

335 O'Malley. Mrs Cath.

339 Vacant

Spencer st

1930

315 Bonfield, Stanley A.

319-323 Gordon, D., chbldr & mtr body bid:

327-329 Excelsior Manfg Wks, canister mfr;

335 Moore, Leslie

339 Keep Bros. & Wood Pt y Ltd, hrdwr merchs

Spencer st

1925

331 Gronn Bros. Pty tanners

335 Groun. Claus HM

389 Keep Bros & Wood. bulk store

Spencer st

City of Melbourne Valuers Books

1930, 2049

Keep Bros & Wood p/L owner-occupier (Keep, Albert Edward & John Francis) 337 B W/H 3 floors and Iron W/H at rear 112x165 £1250

(Spencer St)

1920, 2181-

Bye, David / Keep Bros & Wood, 337 BH 4 rooms, 17x130 £36

• 339 Keep Bros & Wood, Iron W/H 100x130 £110

City of Melbourne Heritage Review (1999)**History**

The Keep Bros & Wood factory was constructed c.1910 for this company, listed in the 1901 Sands & McDougall directory as coachbuilders, ironmongers and importers, operating from Franklin Street. The building is first listed in the Sands & McDougall directory in 1911, when the address is listed as 339 Batman Street. By 1945, Keep Bros & Wood, by that time involved in the motor industry, had relocated again, to La Trobe Street, and the Batman Street building was in use as a Training Centre for the Engineers Branch of the Postmaster General's Department.

Description

The building at 55 Batman Street is a four-storey Edwardian warehouse built to the property line. Walls are of red face brick with part-rendered spandrel panels and lintels. The transverse gabled corrugated galvanised steel roof is concealed behind a rendered pedimented parapet bearing the words KEEP BROS AND WOOD PTY LTD in raised rendered lettering. The facade is divided into bays by giant order red brick piers. The windows are timber-framed double-hung sashes, with pairs in the top corners having arched heads. As part of the building's conversion to residential use, steel-framed balconies have been added to the facade, along with a small canopy at the entrance.

Significance

The former Keep Bros. and Wood factory at 55 Batman Street, West Melbourne, is of local historical and aesthetic interest. Historically, the building is representative of the substantial industrial buildings which were constructed in West Melbourne in the early twentieth century. Aesthetically, the building is a substantially intact example of an Edwardian industrial building on an impressive scale, and which is a dominant element in the streetscape.

Grading Review

Upgraded from E to D. Since the previous study, the building has been refurbished and converted to residential use, involving the addition of balconies and a small entrance canopy. The building is a dominant element in this part of Batman Street and demonstrates the early twentieth century industrial development in West Melbourne.

Original datasheet

339 Batman Street, West Melbourne (street numbering has changed)

Property number: 100851

SURVEYED PLACES

Batman Street **60** **Metropolitan Fire Brigade Station No.2**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1964

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
 Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.3 Providing essential services

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'A two storey brick Fire Station with two upper level residential units. Built in 1964.'

Property number: 100857

Batman Street **68**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1967

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

- No
 Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'2 storey brick building built 1967.'

Property number: 100856

SURVEYED PLACES

Batman Street	83 -113	Sands and McDougall Pty Ltd box factory, part proposed Sands & McDougall precinct
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**Survey Notes:**

Refer to Statement of Significance (Appendix 3) and proposed Sands & McDougall precinct Statement of Significance (Appendix 3) .

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** **C**

Existing Streetscape Level: - **Proposed Streetscape Level:** **2**

What date or era does the place express (if any)?

Creation date (if available)? 1927-8, 1937-1940

Creation era?

Victorian-era Early Victorian-era

Edwardian-era Interwar

Not assessed for heritage values Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value

Scientific value Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed as: Sands and McDougall Pty Ltd box factory, 83-113 Batman Street, West Melbourne.

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Include this place in a Heritage Overlay as: Sands and McDougall Pty Ltd box factory, 83-113 Batman Street, West Melbourne.

Or, as a significant and contributory part of a revised Heritage Overlay area HO771, with name and address to reflect the identified contributory elements in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.

References (if any):

Graeme Butler & Associates 2015: Appendix 2:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 10 May 1927

'REAL ESTATE AND BUILDING.
SPENCER STREET FACTORY.

Structure for Sands and McDougall.

Extensions to the railway-yards at West Melbourne necessitate the removal of Adderley street to some distance eastward of its present position, and the demolition of the box factory of Sands and McDougall Pty. Ltd. Faced with these changes the firm has decided to erect in Batman street one of the largest factory buildings yet built in Melbourne. The architects for the work are Messrs. Arthur and Hugh L. Peck, of 99 Queen street, who planned the original factory 20 years ago. In going over the old buildings the architects made an interesting comparison of construction costs to-day and 1907. The old building cost £8,000 to build 20 years ago. To erect a similar structure to-day it is estimated would cost £20,000.

The site for the new factory is 173ft. x 161ft. 4in., and the building will be constructed with brick external walls, steel [FACTORY WITH 4½ ACRES OF FLOORS. - illustration] frame and concrete internally, and steel window frames. When completed it will have a floor area of 200,000 square feet, or nearly four and a half acres, contained in a semi-basement and six floors. As the site is surrounded by roads and lanes from all four sides, it will have ample natural light and ventilation. To provide for the placing of heavy printing machinery in any position some of the floors are being constructed to carry the extraordinarily heavy loading of 7cwt. a square foot. A novel feature of the building is its loading facilities, by which the finished articles are discharged by chutes direct into the vans. In every part of the building wash-basins will be placed outside the lavatories, so that the employees after work will be enabled to wash near their machines without undue congestion.'

Building Permit Application

Index card 379-389 or 395 Batman Street, old numbers 1918 1172 erection of new factory
1927 9646 £68,650 erection of new warehouse two level plus half basement brick factory for Sands and McDougall, multi-pane glazing, featured downpipes, boarded doors - A and H Peck,
1928 10,715 £480 alts and additions to stables
1937 18673 £25000 erection of factory 279-395 Batman Street
file: builders- Rispin Brothers, done by March 1938.
1944 22993 £534 alts to building

Index card 355-389 Spencer St

1918 1095 £4500 alterations to brick store
1921 3759 £1000 addition to factory
1927 7634 £1500 addition to machine room factory
1947 23999 £15,000 alts to offices and showrooms
Winwood builder, A& H Peck architect
1981 change of use
1984 change of use, warehouse to office

Planning application Department of Transport, Planning and Local Infrastructure

Ref: 2012/000444 includes this site and the Sands and McDougall building at 355 Spencer Street, included in the Heritage Overlay (HO771) - new development refers to Sands & McDougall but not this building which is to be replaced by a podium that 'refers to its character'.

SURVEYED PLACES**Heritage Places Inventory June 2015**

No entry.

Detail Fire Survey plans, MUA**Block 9A**

'1924' MUA- judged by names on plan- **date is 1935-40**

Fire Insurance Plan 9A shows

Vacant block at corner 599 Spencer St

379-389 Sands & McDougall Printers 4 level building plus basement (this site) - all floors reinforced concrete, steel columns, beams all encased; fibre cement sheet roof on steel trusses.

(Franklin Pl, surrounds next property at 401-411- has Sands & McDougall stables)

401-411 Demco Machinery P/L - 2 levels

417 Sands & McDougall wood working section- 1 level

421-23 Beecham & Co. At corner

(also Sands & McDougall next to main building in Jeffcott St)

State Library of Victoria

See Airspy views:

1945? (date query- pre 1941?) shown as 2 storeys, with one storey building at Spencer Street corner

1945, 1946, 1948 shown as existing.

Sands & McDougall Directory of Victoria

1952

South side

Spencer St

Sands & McDougall cardboard box factory

399-411 Demco Machinery Company (renumbering)

1942

Spencer at

Sands & McDougall Ltd (cardboard fct)

399-411 Demco Mchnry Py Ld (store)

Franklin p1

415 Sands & McDougall Ltd (cabinet fctry)

421 Beecham, H. & Co

Ltd (storage)

Adderley st

1935

S SIDE

Spencer st

Sands & McDougall Py

401 Russell & McDonald cnstr mfrs

411 Goetz, W. G., & Sons Pty Ltd, engrs

Franklin pl

Sands & McDougall

Vacant

Adderley st

1930

S SIDE

Spencer st

Sands & McDougall Pty Ld (works)

399-401 Russell & McDonald cnstr mfrs

403-411 Goetz, W. G., & Sons Pty Ltd, engrs

1925

Spencer st

Sands & McDougall Pty Ld (works)

399-401 Goetz, W. G., & Sons Pty Ltd, engrs

403-411 residential

1920

Spencer st

Sands & McDougall Pty Ld (works)

381 Paterson Laing & Bruce

399 Goetz, W. G., & Sons Pty Ltd, engrs

403-411 residential

1915

Advert

W. G. GOETZ & SONS,

Engineers and machinists, 399 and 401 Batman Street, West Melbourne.

(Near Spencer Street.)

Screw Cutting, Planing, Slotting, Milling, Wheel Cutting, &c.

DIE MAKING A SPECIALITY. General Repairs promptly attended to.

Spencer st

Spencer & Krigsman, broom mnfrs (str)

881 Paterson. Laing

Hence atom,

399 Goetz. W. G. & Sons engr and mehnsts

403 Doyle, Michael

405 McAlister, Graham

407 Murphy. Wm.

409 Scott. John

411 Carter, Charles W.

Franklin pi

City of Melbourne Valuers Books

1937, 1785

Sands & McDougall P/L owner-occupier 381-389 brick warehouse **3 floors etc** 170x166 [note written in add £2500] £3500)

(2051 WG Goetz & Son P/L 399-411 brick warehouse 126x72/75 £650 (no mention of floors; Franklin Pl, Connell)

1930,

(2050 Sands & McDougall P/L owner-occupier 381-389 brick warehouse 3 floors etc 170x166 plus iron Warehouse at rear, £3500)

2051 WG Goetz & Son P/L 399-411 brick warehouse 126x72/75 £600 (no mention of floors)

1920,

(2184 Patterson Laing & Bruce Ltd 381-389 B WH 66x103 £160

2185 land 66x75)

2186 Albert Goetz estate 399 BW prop 30x? £50 xout to £60

(403-405 houses)

1929, 2052

1926, 2123-

(Spencer St)

Sands & McDougall at 381-9 2 B W/H 2 flats plus land £590 all)

(WG Goetz & Son P/L owner of 399-411:

B & C W/H 126x72/75 £600; Sands & McDougall in Franklin Pl)

1925,

(Spencer St)

2118 Sands & McDougall B WH **2 flats** 44x82 £120

2119-20 see above 381-389 B WH **£160 x-out to 350**

land 120x166 x-out, 689x166 and 60x72 written in - £25 x-out to 120 refers to plan

(2121- WG Goetz & Son P/L owner various sites;

SURVEYED PLACES

399 B W/H 30x72 £120 x-out to 100
403-409 BHs 4 rooms- all grouped in City of Melbourne
Valuers Books and NAV increased from £287 to £600)

1924,
(Spencer St)
2115 Sands & McDougall B WH **2 flats** 44x82 £120;
2116 Paterson Laing & Bruce 381-389 x-out to Sands &
McDougall - B WH 68x166 £160 x-out to £350 alts £400
written in;
2117 land PLB 60x72 £25 x-out to £120
(399 Batman St Sarah Goetz x-out to WG Goetz & Sons
P/L B WH (old) £80 upvalue to £120 - notes on
following properties

1924-5, block 9A
Sands & McDougall
379 B WH 47x80 contains factory, 'old ???'
381-9 B WH 66x166 pasting room
ROW land 60x72
(WG Goetz 399 B WH engineering shop 29x72, 4 B
houses 403-411)

1923, 2112-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Sarah Goetz 399)

1922
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Sarah Goetz 399)

1921, 2152-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Sarah Goetz 399)

1920, 2183-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B WH 66x103 £160;
land PLB ?x75 £25
(Albert G estate to Sarah Goetz 399)

1919, 2138-
(Spencer St)
Sands & McDougall B WH **2 fls** 44x82 £90;
Paterson Laing & Bruce 381-389 B store 66x103 £160;
land PLB 66x75 £25
(Albert Goetz 399)

1918, 2146-
Oats/ Methodist Church Connexion x-out to Sands &
McDougall B factory **2 fls written** over B store 44x82
£60 xout to 90, margin 1918 £925 ;
Paterson Laing & Bruce 381-389 B store 66x103 £160;
land PLB 66x75 £25
(Goetz Est 399)

Property number: 100852

Batman Street	100	-154	Autocar Industries Proprietary Limited Assembling and Motor Body Works
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**Survey Notes:**

Refer to Statement of Significance (Appendix 3).

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** **B**

Existing Streetscape Level: - **Proposed Streetscape Level:** **3**

What date or era does the place express (if any)?

Creation date (if available)? 1925-

Creation era? **Early Victorian-era**
 Victorian-era **Interwar**
 Edwardian-era **Post WW2**

What are the heritage values of the place (if any)?

Aesthetic value **Historical value**
 Scientific value **Social value**
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed as: Autocar Industries Proprietary Limited
Assembling and Motor Body Works, 100-154 Batman Street,
West Melbourne.

Contributory to precinct **Not significant or contributory**
 Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

6.7 Transport

Recommendations (if any)

Proposed Heritage Overlay as: Autocar Industries
Proprietary Limited Assembling and Motor Body Works,
100-154 Batman Street, West Melbourne.
Revise Heritage Places Inventory July 2015.

References (if any):**Building Permit Application**

Dudley Street 101-155:
(1916 cottage, 1918 furnace, 1919 forge as part rolling
mills)
1924 Sep. 6703 £60,000 erection of premises VPRS
11200/P0001/786-789
etc.
Assembling & Motor Body Works:

SURVEYED PLACES

Registered Architects: Browning, Bladen and Dare AARVIA of Stalbridge Chambers, Little Collins Street

Engineer: Clive S Steele BCE.

Stepped floor levels down hillside; Concrete columns with mushroom heads and thick concrete floors with grey Ironite finish, stairs and toilet blocks on perimeter, FU doors in partitions; continuous concrete lintols, steel-framed multi-pane glazing with hopper sashes; vented ridges.

Basement; Ground with Sections A, B accessed from Dudley Street reach with ramped entry and Covered Yard accessed from Batman St; First Floor- Sections C, D, E, F also Boiler House; Second Floor, Section H and Flat roof with part pitched gable-form corrugated iron clad roofs and timber trussing plus skylights.

Batman Street elevation central bay has 'Melbourne Assembling & Motor Body Works' on cemented panel at parapet, collapsible wrought iron gates into 3 large entry portals; centre flagpole on parapet.

Dudley Street - similar name panel but with two portals and steel roller shutters in main central bay.

Gallipoli legend web site, 2015**Return of the Gallipoli legend Jacka VC:**

Associated place number 23. Browning, Bladen & Dare, Stalbridge Chambers, 443 Little Collins Street.

'In 1924 Lieutenant-Colonel Charles Dare (the third CO of the 14th Battalion) became a partner in the architectural firm of Browning, Bladen and Dare. All three partners were former officers of the AIF. The firm was located in the Stalbridge Chambers at 443 Little Collins Street, and still stands.'

Lewis, M. Australian Architecture Index:

H.H Browning and H.W. Bladen, 443 Chancery Lane, Melbourne.

Partnership dissolved. Browning carries on at above address. Bladen commences practice at 358 Collins St. Melbourne. Royal Victorian Institute of Architects Journal Jan. 1929, p 293

C M M Dare elected ARVIA Royal Victorian Institute of Architects Journal Jan 1924, p 170.

State Library of Victoria

Airspy 1945 view shows as existing.

Victorian Year Book 1973: 329

'The first motor vehicle with an internal combustion engine made in Australia was produced by the Tarrant Engineering Company at South Melbourne in 1901. In 1903 a Tarrant subsidiary, The Melbourne Motor Body Works, was established. Tarrant acquired the Ford agency in 1907 and ceased manufacturing Tarrant cars. The Ford agency was relinquished to the Ford Company of Canada in 1925, and a large factory was built in West Melbourne under the name of Ruskin Motors Pty Ltd, which produced motor bodies from 1925 to 1952 for various makes of cars. In 1905 James Flood, while an employee of Tarrant, made the first fully enclosed passenger car body to be fitted to a motor vehicle in Australia. In 1907 he established his own car body building firm and concentrated first on making custom-built bodies, later moving into bodies produced by assembly line methods.'

Newspapers:

'The Argus': 8/9/1923

'SITE FOR MOTOR WORKS.

2.1/4- Acres in West Melbourne.

The sale of 2.1/4 acres of land in West Melbourne has been negotiated through Messrs Sydney Arnold, Best, and Co, by which the Autocar Industries Proprietary Limited has purchased the freehold of the premises, occupied by the Victoria Iron Rolling Company. The property has a frontage of 430 feet to Dudley street, 180 feet to Adderley street, and 453 feet to Batman street The purchase also includes some adjoining cottages The buyers intend to clear the property of all existing buildings, and to erect an extensive motor-car works in their place.

The Victoria Iron Rolling Company has recently purchased 31 acres of land at West Footscray, close to the terminus of the proposed extension of the Footscray tramways. The company intends to erect a modern plant on this land and on the 58 acres already held adjoining the new property'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Wednesday 28 October 1925

'MOTOR-BODY BUILDING.

NEW ASSEMBLING FACTORY.

Flourishing Melbourne Industry.

As a demonstration of the growth of the motor car industry in Victoria, the new body building and assembling factory now being erected in Dudley Street West Melbourne for Autocar Industries Proprietary Limited, will be the second largest in Australia, being exceeded in size only by a similar factory in Adelaide When complete, the new works will have a floor area of 4.1/2 acres. An unusual feature of the building, which will cost more than £100,000, is that advantage is being taken of the slope of the ground to eliminate lifts entirely. Each of its three floors will have an entrance, from the street level, and they will be connected internally by a system of ramps, an arrangement which will be a large factor in economical working and in the reduction of overhead costs. The building will be constructed of brick and reinforced concrete, and so far as is humanly possible will be fireproof. In full working order the factory will give employment to some 250 to 300 men.

It is not generally known that the motor body building industry of Melbourne dates back to 1902, when Mr Alex. Smith, of the Clifton Wheel Works, Clifton Hill, began to build bodies for locally manufactured chassis for the Tarrant Company It is believed that these bodies were some of the first it not the first, constructed in Australia. Shortly afterwards the Tarrant Company procured Mr Smith's services and began to build for themselves. Later the building department grew to such dimensions that a separate organisation, the Melbourne Motor Body Company was formed to cope with the demand. This enterprise has grown into the largest of its kind in the State. The first factory was in Exhibition street, and as it extended was moved first to Carlton and then to larger premises in Little Lonsdale street but the business has now outgrown these making the new works in West Melbourne a necessity.

The new works will mean more to Melbourne than a new factory because at present pressure of orders obliges Autocar Industries Proprietary Limited to place work that cannot conveniently be completed in Melbourne with factories in other State and this congestion of work also makes it necessary for the company to decline orders from outside organisations which are also placed out of Victoria With the new factory in full working the firm will be in a position to conserve all its extra business for Victoria. In addition to this the various departments of the company that are scattered in different suburban will in the future be concentrated under the one roof in West

SURVEYED PLACES

Melbourne It is the policy of the company to use Australian materials so far as possible and Australian timbers have been found to be specially adapted for body construction. In proof of that assertion the company points with special pride to a closed body designed and constructed in 1907 which has been constantly on the road since then Its upholstery has not been replaced and except for some slight alteration is as it was built and has outlasted three chassis.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 11 November 1926

'MOTOR-BODY BUILDING. New Works in West Melbourne...'

Describes the body patterns made- Rolls Royce, Armstrong Siddely, Auburn, Fiat, Jewett, Nash, Standard, Triumph also large luncheon room for employees, noted as the best practice by visiting British motor journalists etc..

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 20 November 1926 p 38 Article

'PAINTING MOTOR BODIES.

Great advance has been made in painting the coach work of cars, and motorists of years' experience will remember that the repainting or revarnishing of their cars meant very often 14 days or three weeks' hold-up. During the visit of press representatives to the new body and assembling works of Allied Motors in West Melbourne last week a demonstration was given which proved the wonderful advance which has taken place by substituting for paint and varnish a product known as Duco. In a small, steel-lined compartment a car ready for painting is: rolled in, and a large centrifugal blower is set in operation to with draw from the compartment the fumes of the colour. With the aid of compressed air operating through a nozzle into which is fed the colour, the body is sprayed almost as quickly as a man can spray a similar area of lawn. The colour dries in half an hour, and the body is ready for its second coat. It was stated that a car which is already coloured with paint and varnish can be Duco finished in two days; while if the car has already been treated with Duco it can be left in the morning and driven home at night in its new colours.

The press representatives were asked to select a partly built body, and in 25 minutes it was nil upholstered. It - would not take long, therefore, to-day for a car; to be repainted and reupholstered.'

'The Age' 20/8/1937

'INSTITUTE OF ENGINEERS.

Visit Motor Body Works.

Members of the Victorian Institute of Engineers, together with a party of instructors and pupils of Caulfield Technical School, paid a visit to the Ruskin motor body works in Dudley-street, West Melbourne. They were conducted over the works by Mr. A. O. Mitchell, the general manager. The visitors, as they moved through the various departments, expressed themselves as very pleased 'with the range and quality of Australian workmanship. Among the visiting engineers was Mr. F. C. Hall, president of the institute.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Friday 22 July 1938

'AN INVESTOR'S NOTEBOOK

...Manufacturing activity in Australia is at a high level, and gives promise of becoming busier still when the defence

programme gets into full swing. Sales of motor-cars also are keeping up very well, and that means that the call for bodies will be sustained...

Allied Motors.

Then there is Allied Motor Interests Ltd., with its Ruskin motor-body works at West Melbourne working on two big contracts for Morris and Hudson-Terra plane cars. The general manager and chief body engineer have been visiting England to investigate latest body production methods with a view to their installation at the company's works. Shareholders are expecting to have a capital reconstruction plan placed before them shortly, and it would not be at all surprising if it embraced proposals for the raising of additional capital to finance expansion at the Ruskin works.'

Uniquecars web site 2015

'Tarrant Motors were the first major Australian automobile operation, being distributors for the De Dion, Argyle, Mercedes, and later Ford. The first bodies to be manufactured in Australia were by Mr. Smith, but as the demand increased his business was absorbed by the Melbourne Motor Body Works, which, by 1918, was building as many as 500 bodies a month. Soon afterward this organisation became Ruskin Motor Bodies Pty. Ltd., which by 1939 was one of the largest motor body building organisations in Australia.'

bmcexperience web site 2015

Victoria: Ruskin Motor Body Works (Dudley St, West Melbourne) built most of the Morris 8/40 bodies for Lanes in Melbourne and Motors in Adelaide. They made bodies for Series I, Series II and Series E roadsters, tourers, saloons and vans, as well as coupe and roadster buckboards (utilities)...The Morris 8/40 was introduced to Australia in early 1935 and was sold in various forms until 1948, at which time the saloons and tourers were replaced with the Issigonis-designed side-valve Morris Minor: which initially used the same engine as the "8".

Early Automotive Design in Australia

by Norman Darwin

RMIT Design Archives

'Perhaps one of Tarrant's most inspired moves was the purchase of Alex Smith's coach and wheel factory in Clifton Hill in 1906, which he renamed the Melbourne Body Building Co. When Tarrant took the Victorian Ford distribution in 1907 the

body building company moved to larger premises, first to Carlton then to Little Lonsdale Street. Eventually, a large modern factory was built in West Melbourne to meet the demand for T Ford bodies in the early 1920s. The firm was then employing 300 men.'

Sands & McDougall Directory of Victoria

North Side

1952, 1942

Spencer

252 H Bennett stables

Adderley st

(Dudley St 1952

Spencer St

109 Austin Motor Company etc)

1935

stables

SURVEYED PLACES

(Dudley St 1935
93 Adamson, Mrs Emily
95 Evans, Jas. H.
97 Crawford. Geo.
Ruskin Motor Bodies Pty
Adderley st)

1930
252 stables

(Dudley St: S SIDE
Spencer st
91 Not available
93 Rigby, Mrs Ellen
95 Jones, Robt. E.
97 Matear, Miss Eliz.
Melb Motor Body & Asmbly Co Py Ld
Adderley St)

1925
252 stables
260 William Wardie

1920
Spencer st
248-50 Bennett, H.W., bkr
252 O'Leary, John
256 Blair, William
260 Elder, Louis

Property number: 102953

Batman Street

115

WG Goetz and Son
Pty. Ltd., part
proposed Sands &
McDougall precinct

**Survey Notes:**

Redevelopment of Interwar complex, major upper level additions: lower level contributory as part of proposed Sands & McDougall precinct (see Statement of Significance, Appendix 3), as enlarged HO771 -façades only.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** D

Existing Streetscape Level: - **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1925, 1935

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed: part Sands & McDougall precinct, 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street.

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Include this place in revised Heritage Overlay area, HO771, with the name and place address to reflect the contributory elements identified in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.

References (if any):**Building Permit Application**

1925 7261 £4000 erection of factory: Proposed brick workshop for W G Goetz & Coy P/L, Joy and McIntyre

SURVEYED PLACES

Consulting and Designing Engineers and Architects 243 Collins St, Melb; part elevations, street elevation as one storey building with entry bay, diagonal glazing bars to windows, vertical boarded doors, Greek revival character with name panel over, one floor plan - refers to Building Permit Application 16037.

1935, 16037 £3500 alts & additions

Brick façade addition of a 1st floor and part ground floor with entry wing on east end- design by Joy & Dixon, Architects & Engineers

1978 \$15000 alterations.

1988 Refurbishment warehouse to offices 83-113 Batman Street

(1989 construct office building (115) \$26m)

Fire Detail Survey Melbourne plans 1924-, MUA

Shown as Demco Machinery Company.

State Library of Victoria

Airspy views:

Dated as 1945? (date query- pre 1941?) shown as one storey?

Newspapers:

'The Argus': 31/8/1907

'DEATHS

WILLIAMS.—On the 30th August, at the residence of his son-in-law, W. G. Goetz, 15 Franklin place, West Melbourne, Stephen, the dearly beloved father of Mrs W. G. Goetz, of Upper Beaconsfield, aged 77 years.'

'Daily Commercial News and Shipping List' (Sydney, NSW : 1891 - 1954) Wednesday 30 July 1924

'Goetz (W. G.) and Sons Pty., Ltd.,-engineers, etc. — Regd. 8.7.24.

Objects: To acquire as going concern business of W. G. Goetz and Sons, Regd office:

399-401 Batman Street, West Melbourne. Capital: £40,000 in £1 shares. Directors: James Herbert Moss, Otto Goetz, Albert Goetz, Sarah Goetz, Bertha Goetz.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 30 March 1939

'W. G. GOETZ NEWISSUE

Public Company

Steps are being taken to convert the firm I of W. G. Goetz and Sons Pty. Ltd.. engineers, of West Melbourne, into a public. company. The company specialises in the manufacture of dies, hydraulic presses, 'canning, and all other types of heavy machinery.

'Additional capital is being raised by the company to erect a new factory' on land which has been acquired near Spotswood and for the installation of new plant.

When the new works take over it is likely that the company will dispose of its present property.

At present the company. It is understood, has on issue about £70,000 of ordinary capital.

A new Issue of 35,000 fully paid 20/ 7 per cent, cumulative preference shares is being placed by three share broking houses. Immediately the conversion to a public company has been completed application will be made to the Stock Exchange for the listing of shares.

20 April 1940

'W G GOETZ AND SONS LTD

In an Interim report directors of W G Goetz and Sons Ltd engineers state that turnover was well maintained In the half year ended December 31 Orders on hand are

reported to be very satisfactory During December the factory In West Melbourne was vacated and plant moved to the new Spotswood factory which is now In full production and working to capacity.'

Hobsons Bay Heritage Study

'W Goetz & Sons Ltd Complex (Former)

Address 136-140 Hall Street, Spotswood 1939 HO139

Builder: JG Shillitow

Historical background...

Goetz advertised their wares in newspapers, citing sheet metal working machinery, food processing units, packing machines, canister and can making. Manufactured items included dies, die-sets, jigs, and gauges among their products. The firm was established in 1875 and by the mid twentieth century had works in all states and New Zealand. Other product lines included Bakelite moulds. In the 1960s the company was under the direction of JH Moss (chairman), OT Goetz (deputy chair), JS Moss, PS Moss, RJ Burns, and F Craddock who was also company secretary. The authorised capital was £500,000 and the paid up capital £234,000 (BWWOA, 1964:172)

Why is it Significant?

Historically, it is significant as an intact industrial complex, which demonstrates the scale of development that occurred in Newport and Spotswood during the Interwar period when it became one of the most important and largest industrial centres in Melbourne. (AHC criterion A4 and D2)

Aesthetically, it is significant as a superior and intact example of a Moderne factory building, which is one of the few examples in the municipality. (AHC criteria B2 and E1).'

Lewis, M. Australian Architecture Index:

No Goetz listing.

Sands & McDougall Directory of Victoria

1952

Spencer St

South side

Sands & McDougall cardboard box factory

399-411 Demco Machinery Company (renumbering)

Franklin Pl

1930

S SIDE

Spencer st

Sands & McDougall Pty Ld (works)

399-401 Russell & McDonald cnstr mfrs

403-411 Goetz, W. G., & Sons Pty Ltd, engrs

Franklin Pl

1925

Spencer st

Sands & McDougall Pty Ld (works)

399-401 Goetz, W. G., & Sons Pty Ltd, engrs

403-411 residential

Franklin Pl

1920

Spencer st

Sands & McDougall Pty Ld (works)

381 Paterson Laing & Bruce

399 Goetz, W. G., & Sons Pty Ltd, engrs

SURVEYED PLACES

403-411 residential
Franklin Pl

Property number: 100853

Batman Street

135

**Sands and
McDougall wood
working building,
part proposed Sands
& McDougall
precinct**

**Survey Notes:**

Well-preserved; corner site to Franklin Place, adding prominence, part Interwar industrial streetscape and part proposed Sands & McDougall precinct (see Statements of Significance, Appendix 3), as enlarged HO771.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** **D**

Existing Streetscape Level: - **Proposed Streetscape Level:** **2**

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

- Creation era?**
- Early Victorian-era
- Victorian-era **Interwar**
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value **Historical value**
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

No Proposed: part Sands & McDougall precinct, 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street.

- Contributory to precinct** Not significant or contributory
- Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Include this place in a revised Heritage Overlay area HO771, with the name and address to reflect the contributory elements identified in this report: 'Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street', as mapped.

References (if any):

SURVEYED PLACES**University Archives (MUA)**

Shown as 'Sands & McDougall wood working section' -
surrounded by 'Sands & McDougall' buildings

Sands & McDougall Directory of Victoria

south side west of *Franklin Pl*

1930

S SIDE

Spencer st

Sands & McDougall

Ld (works)

399-401 Russell & McDonald

cnstr mfrs

403-411 Goetz, W. G., Sons Pty Ltd, engrs

Franklin pl

Sands & McDougall

419 Vacant

425 Stables

Adderley st

1925

Spencer st

Sands & McDougall PY Ld (works)

399-401 Russell & McDonald

cnstr mfrs

403-411 Goetz, W. G., &

Sons Pty Ltd, engrs

Franklin pl

Sands & McDougall

419 Vacant

425 Stables

Adderley st

1920

419 Charles Forbes

425 H Beecham & Company stables

Property number: 100854

Boughton Place

4

Townhouse

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: -

Proposed Grading: -

Existing

Streetscape Level: -

Proposed

Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2009

Creation era?

Early Victorian-era

Victorian-era

Interwar

Edwardian-era

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO770 33-53 Batman Street, West Melbourne

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Remove from Heritage Overlay area HO770 and revise the Heritage Overlay mapping and name in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street'.

References (if any):**City of Melbourne online Maps**

see 48 Jeffcott Street, West Melbourne

'Building Details:

2 storey concrete townhouse built 2009.

Primary landuse: Dwelling

Site Area: 87 m2.'

Property number: 623962

SURVEYED PLACES

Boughton Place	6	Townhouse
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**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 2009

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO770 33-53 Batman Street, West Melbourne

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Remove this place from Heritage Overlay area, HO770, in the Heritage Overlay schedule, as proposed, with revised mapping and addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):**City of Melbourne online Maps**

see 48 Jeffcott Street, West Melbourne

'Building Details:

2 storey concrete townhouse built 2009.

Primary landuse: Dwelling

Site Area: 87 m2.'

Property number: 623963

Boughton Place	15	-21	Melbourne Electricity Supply sub-station
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**Survey Notes:**

Typical gabled City of Melbourne substation type in red and clinker brick, using stable form, set in lane, evokes industrial theme. Openings changed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: D

Existing Streetscape Level: - Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1919-1945

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO770 33-53 Batman Street, West Melbourne

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.3 Providing essential services

5.5 Building a manufacturing industry

Recommendations (if any)

Revise the Heritage Overlay area, HO770, mapping and name, in the Heritage Overlay schedule, as proposed, with addresses of identified contributory elements, as follows: 'Inter-war industrial precinct, 33-43, 45-47, 55-67 Batman Street; 4, 6, 15-21 Boughton Place; and 34-36, 38 Jeffcott Street.'

References (if any):**City of Melbourne online maps**

'Single storey brick building.

Primary landuse: Substation.'

SURVEYED PLACES

Property number: 105110

Capel Street

16

Alexander Cooper's house

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **B**Proposed Grading: **B**Existing Streetscape Level: **2**Proposed Streetscape Level: **1****What date or era does the place express (if any)?**

Creation date (if available)? 1866-

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
 Vol 1: Statement of Significance

Lewis, M. Australian Architecture Index:

Cooper in Capel Street

77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2

77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28'

SURVEYED PLACES

Houses from 1866

77090 Allison, Henry Allison, Henry - undertaker - Victoria Street West Melbourne VIC Houses 1866 02 10

77091 Simpson, James Simpson, James - Melbourne West Melbourne VIC House 1866 06 1

i-Heritage search results: Abstract of Building Identification Form (BIF)

16 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCs

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include unpainted cement render, fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, verandah friezes c.1910

Statement of Significance

Not Assessed

Recommended

Alterations Verandah frieze, balustrade (sympathetic)

Hermes

BIF but no Statement of Significance

Probate, VPRO

`Alexander Cooper Contractor W Melb. 3 May 1891

45/779 VPRS 28/P0, unit 574;

VPRS 28/P2, unit 313;

VPRS 7591/P2, unit 178 - '

Estate: Real estate £12360 and personal estate £17334: 16 Capel Street, one of many properties, two storey eight rooms, verandah, balcony and walls of stone and brick, partitions of brick, lath and plaster, roof slate, and iron. Garden and workshop at rear (occupied by Cooper) rated at £80/annum.

Newspapers:

`The Argus': 25/6/1874

`Certain harbour improvements are now being effected at Williamstown which will provide increased accommodation for shipping in Hobson's Bay. The various incidental works necessary to the perfection of the Alfred Graving Dock are being pushed forward and in a short time those signs of incompleteness now so patent there will be removed. The uprights for the dock workshops are in position on the west side of the dock yard near the engine house. A commencement has also been made with the dock wharf which will be run out on the west side of the caisson.

About 210ft on length on the shore end will be of stone with dressed facings and in addition there will be 333ft. Of a substantial wood pier, some of the piles for which are already driven. The pier will be 31ft 6in in width and it is understood to be intended specially for the accommodation of the P and O Company's steamers. A line of rails will be laid down on the pier communicating with the Victorian Railways so that cargo will be conveyed direct from Spencer street to the ship's side as is now done at the railway pier. When the dock wharf is completed the end berth of the railway pier now occupied by the mail steamers will be available for ordinary use. Mr **Alex Cooper** is the contractor for this new wharf at £8700 Four large patent capstans are now being fixed in the dock yard, two at the inner and two at the outer end of the dock. The extension of the Ann-street pier now under way will afford much needed accommodation for our coasting vessels. The 300ft of woodwork comprising the present berthage of this wharf is to be renewed by new planking and beams and in addition the wharf is to be extended 201ft. **Mr Cooper** has also the contract for this work which is to cost £5 400.

This extension will be found of considerable advantage not only on account of the extra berths it will provide but also because of the increased depth of water The water in this locality has shallowed very much of late which is attributed to a great extent to the diversion of the river scour by the new channel at the mouth of the Yarra It is very evident that when these wharves are completed there will be tolerably full work for a dredge in keeping the silt down at the Williamstown piers and in preserving a channel into the Graving Dock...'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 23 June 1884

(see also `The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 1 November 1883)

`CIVIL SITTINGS BEFORE TRINITY TERM

(Before His Honour Mr Justice Higginbotham and a Special Jury of six)

COOPER V. DANGERFIELD.

Mr. Webb, Q C, and Mr Isaacs for the plaintiff, Mr Madden and Mr Topp for the defendants

The action was brought by Mr. Alex. Cooper, a builder, residing in Capel street, West Melbourne, and the defendants are owners of a foundry adjoining his house.

Plaintiff purchased his land in 1866, and shortly afterwards erected a house upon it. The defendants subsequently put up their foundry, to which they have since made material additions The plaintiff, about a year ago, instituted a suit in equity to restrain the defendants using the foundry in a manner to be hurtful to him, or to his family, or to the house. Mr Justice Molesworth was of the opinion that though there might be some discomfort caused to the plaintiff, but that he had not established the existence of a nuisance ...The plaintiff complained first, of a nuisance caused by soot and smoke from the foundry , second, of a nuisance caused by sparks from the furnace to the plaintiff's premises, thirdly, of a vibration caused by the working of a fan on the defendants' premises , fourthly, of a nuisance caused by a Chilean mill making a noise and causing a vibration in the plaintiff s house, and fifthly, that there was a nuisance caused by the accumulation of soot, &c

.....'

`The Argus': 20/9/1890

SURVEYED PLACES

'COOPER-ROCKE.-On the 2nd inst., at East Melbourne, by the Rev. R. Hamilton, William, only son of Alex. Cooper, West Melbourne, to Nellie, only daughter of M.J. Roche, North Melbourne. '

Ray Cowling, personal communication 2015

Queries surmised changes in the 1870s effect on façade (1879 NAV rise from £60-80 and added two rooms to description) - believes likely increase in the NAV was a pressed brick wing at the rear:

'Further evidence is,

1. the entry from the bluestone body of the house to the wing is via a low doorway cut through the bluestone and a short low passage. This doorway was obviously forced to be low to dodge (by one cm) the underneath of the existing staircase within the bluestone building. The short passageway was needed to avoid the brick extension cutting across an existing window in the bluestone house.
2. there is a narrow unused chimney inserted in the adjacent wall of 18 Capel which could only have been used to serve an original kitchen lean-to in 16 Capel behind the N-E corner of the bluestone building.
3. the bricks used in the chimney of 16 Capel are hand made, (if pressed bricks were to be used anywhere, they would be used in the chimney.)...

The veranda may in fact have been built at the time of the original bluestone building, because:

- 1 the unique and old nature of the cast iron columns with no allowance for a top row of cast iron to butt into, hence the addition of timber decoration.
- 2 the existence of the same very simple swag belly iron on the balcony (newspaper photo 26-6-76) as at 63 Peel Street - built 1868
- 3 the top of the southern veranda wall before restoration shows no sign of urns '

Cites:

'The Age' 26-6-1976 newspaper clipping asking why City of Melbourne is buying up the block, Peel, Dudley, William, Capel, Victoria Streets, potential for a buffer zone residential redevelopment between North & West Melbourne and the proposed Victoria Market development - shows this house with bellied cast-iron balustrade.

Sands & McDougall Directory of Victoria

1893

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahon, Mrs Mary

20 Philp, Mrs Catherine

22 Wragg & Son, engravers

24 Knox, William

26 po. Imer, Harry

34 Fox, Mrs E.

36 Out

38 Barry, David F.

40 Connaughton, John

42 Lawrence, Alfred

44 Banner, George

46 Hearse, Mrs Ell', II, beth

Right-of-way

North and West Melbourne Conservation Study 1983 cites

16 Cape1 Street

1866, 1217; April 1890 , 225; 1896, 2214

North and West Melbourne Conservation Study (1983)

History -Alex Cooper, built, owned and occupied this house from 1865-66 until after 1890. By 1897 William Cooper, also a builder and probably his son, is listed as the owner occupier. 1

Description -A two-storey, unpainted stuccoed stone house with a two-level verandah of timber. supported on slender iron columns. and a stone-piered, iron picket front fence. By the aligned disposition of the openings. on the two levels. and a rise in NAV during 1879, it appears that the house may have been renovated then and the stuccoed facade, verandah and walls added. The stucco detailing consists of a simple cornice, plain curved-topped verandah side-walls and pedestals for urns (now gone). Keyhole pattern fretted verandah valences, in the Gothic manner. is unlikely to be original. as is the balustrade slatting (respaced) but appears more typical of early this century (particularly where the valence is cut around the column capital) •. It is thought that bellied iron balustrade panels were used originally; refer 64 Capel Street. The colour scheme is an old one.

Integrity -Given the above uncertainty. the building appears otherwise original except for missing urns.

Streetscape -An early and contributing part of the Capel Street residential streetscape combining with 18-26 (qv) to present the most original group. in overall appearance within the study area.

Significance -

Architecturally, from at least two stages of construction. this house remains strongly evocative of its generally. early construction period, given the unpainted stucco and old trim colours, also the visible stone work is an uncommon material and the house contributes to a streetscape:

of high regional significance.

Historically, built by the original grantee and an owner-builder typical of the many in the study area and particularly in this street.

Recommendations -Maintain unpainted stucco. by steam cleaning and patching as required; retain existing trim colours or investigate original colours; replace missing urns; consider re-zoning to Residential A or Special Residential 2 to preserve residential use and form.

Property number: 101576

SURVEYED PLACES

Capel Street	18	Alexander Cooper's row houses, part 18-26 Capel Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **B** Proposed Grading: **B**

Existing Streetscape Level: **2** Proposed Streetscape Level: **1**

What date or era does the place express (if any)?

Creation date (if available)? 1890-1

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
 Vol 1: Statement of Significance

Lewis, M. Australian Architecture Index:

Cooper in Capel St
 `77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5
 77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2
 77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28'.

No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)

18 CAPEL STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level B 2
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
 Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date: NWMCS
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes.
 Statement of Significance Not Assessed
 Recommended Alterations
 Stucco painted (inappropriate - remove by approved method/reinstate original design/sympathetic alternative) repainted to match, cleaned stucco colour

Hermes

BIF but no Statement of Significance.

Probate, VPRO

`Alexander Cooper Contractor W Melb. 3 May 1891
 45/779 VPRS 28/P0, unit 574;
 VPRS 28/P2, unit 313;
 VPRS 7591/P2, unit 178 -'
 Estate: Real estate £12360 and personal estate £17334
 18-26 Capel Street, part of many properties, terrace-four two storey each seven rooms, one of six rooms, baths etc. fences brick walls brick, partitions of brick, lathe and plaster and brick, roofs slate, and iron. Rented at £400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria 1893

Capel st-E side
 William st
 2 Bennett, Mrs Eliza
 4 Hall, Mrs Emily
 6 Short, George
 16 Cooper, Alex., builder
 18 McMahon, Mrs Mary
 20 Philp, Mrs Catherine
 22 Wragg & Son, engravers
 24 Knox, William
 26 po. Imer, Harry
 34 Fox, Mrs E.
 36 Out
 38 Barry, David F.
 40 Connaughton, John

SURVEYED PLACES

42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Ell', Il, beth
 Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983
 18- 26 Cape1 Street
 1891, 21 91-5; 1896 , 2209- 13

North and West Melbourne Conservation Study (1983)

History -Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description -A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall- faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity -Orbs are missing from 26, 22 and 18, but generally original.

Streetscape -Contributive part of the Capel Street residential streetscape.

Significance -Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations -Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18); consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101575

Capel Street

20

Cooper's row
 houses, part 18-26
 Capel Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **B**Proposed Grading: **B**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **1****What date or era does the place express (if any)?**

Creation date (if available)? 1890-1

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
 Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:

Cooper in Capel St

`77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2

77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28'

SURVEYED PLACES

No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)

20 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.

Statement of Significance Not Assessed

Recommended Alterations Parapet orbs gone (inappropriate) roofing replaced (sympathetic)

Hermes

BIF but no Statement of Significance

Probate

`Alexander Cooper Contractor W Melb. 3 May 1891

45/779 VPRS 28/P0, unit 574;

VPRS 28/P2, unit 313;

VPRS 7591/P2, unit 178 - '

Estate: Real estate £12360 and personal estate £17334

18-26 Capel Street, part of many properties, terrace-four

two storey each seven rooms, one of six rooms, baths etc.

fences brick walls brick, partitions of brick, lathe and

plaster and brick, roofs slate, and iron. Rented at

£400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria**1893**

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahon, Mrs Mary

20 Philp, Mrs Catherine

22 Wragg & Son, engravers

24 Knox, William

26 po. Imer, Harry

34 Fox, Mrs E.

36 Out

38 Barry, David F.

40 Connaughton, John

42 Lawrence, Alfred

44 Banner, George

46 Hearse, Mrs Ell',II,beth

Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

18- 26 Cape1 Street

1891, 21 91-5; 1896 , 2209- 13

North and West Melbourne Conservation Study (1983): 18-26 Capel St

History -Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description -A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity -Orbs are missing from 26, 22 and 18, but generally original.

Streetscape -Contributive part of the Capel Street residential streetscape.

Significance -Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations -Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18);consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101574

SURVEYED PLACES

Capel Street

22

Cooper's row
houses, part 18-26
Capel Street**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **B**Proposed Grading: **B**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **1****What date or era does the place express (if any)?**

Creation date (if available)? 1890-1

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**North and West Melbourne Conservation Study (1983)**

Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:

Cooper in Capel St

`77108 Cooper, Alex - Capel Street Cooper, Alex West

Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC

Houses 1890 07 2

77110 Cooper. A - Capel Street Cooper. A West Melbourne

VIC House 1890 07 28'

No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)

22 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features:

Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.

Statement of Significance

Not Assessed

Recommended Alterations

Parapet orbs gone (inappropriate) roofing replaced (sympathetic)

Hermes

BIF but no Statement of Significance.

Probate, VPRO

`Alexander Cooper Contractor W Melb. 3 May 1891

45/779 VPRS 28/P0, unit 574;

VPRS 28/P2, unit 313;

VPRS 7591/P2, unit 178 - '

Estate: Real estate £12360 and personal estate £17334

18-26 Capel Street, part of many properties, terrace-four

two storey each seven rooms, one of six rooms, baths etc.

fences brick walls brick, partitions of brick, lathe and

plaster and brick, roofs slate, and iron. Rented at

£400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria**1893**

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahon, Mrs Mary

20 Philp, Mrs Catherine

22 Wragg & Son, engravers

24 Knox, William

26 po. Imer, Harry

34 Fox, Mrs E.

36 Out

38 Barry, David F.

40 Connaughton, John

SURVEYED PLACES

42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Ell', Il, beth
 Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983
 18- 26 Cape1 Street
 1891, 21 91-5; 1896 , 2209- 13

North and West Melbourne Conservation Study (1983): 18-26 Capel St

History -Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description -A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity -Orbs are missing from 26, 22 and 18, but generally original.

Streetscape -Contributive part of the Capel Street residential streetscape.

Significance -Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations -Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18); consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101573

Capel Street

24

Cooper's row
 houses, part 18-26
 Capel Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **B**Proposed Grading: **B**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **1****What date or era does the place express (if any)?**

Creation date (if available)? 1890-1

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

North and West Melbourne Conservation Study (1983)
 Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:

Cooper in Capel St

`77108 Cooper, Alex - Capel St Cooper, Alex West Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2

77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28'

SURVEYED PLACES

No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)

24 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.

Statement of Significance

Not Assessed

Recommended Alterations

Roofing replaced (sympathetic)

Hermes

BIF but no Statement of Significance

Probate, VPRO

`Alexander Cooper Contractor W Melb. 3 May 1891

45/779 VPRS 28/P0, unit 574;

VPRS 28/P2, unit 313;

VPRS 7591/P2, unit 178 -

Estate: Real estate £12360 and personal estate £17334

18-26 Capel Street, part of many properties, terrace-four

fences brick walls brick, partitions of brick, lathe and

plaster and brick, roofs slate, and iron. Rented at

£400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria 1893

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahan, Mrs Mary

20 Philp, Mrs Catherine

22 Wragg & Son, engravers

24 Knox, William

26 po. Imer, Harry

34 Fox, Mrs E.

36 Out

38 Barry, David F.

40 Connaughton, John

42 Lawrence, Alfred

44 Banner, George

46 Hearse, Mrs Ell',ll,beth

Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

18- 26 Cape1 Street

1891, 21 91-5; 1896 , 2209- 13

North and West Melbourne Conservation Study (1983): 18-26 Capel St

History -Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wragg, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description -A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity -Orbs are missing from 26, 22 and 18, but generally original.

Streetscape -Contributive part of the Capel Street residential streetscape.

Significance -Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations -Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18);consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101572

SURVEYED PLACES

Capel Street	26	Cooper's row houses, part 18-26 Capel Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **B** Proposed Grading: **B**

Existing Streetscape Level: **2** Proposed Streetscape Level: **1**

What date or era does the place express (if any)?

Creation date (if available)? 1890-1

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Heritage Places Inventory July 2015**

Capel Street 18-26 B 2
 Capel Street 32-34 B 2

North and West Melbourne Conservation Study (1983)

Vol 1: Statement of Significance 18-26 Capel Street.

Lewis, M. Australian Architecture Index:

Cooper in Capel St
 `77108 Cooper, Alex - Capel Street Cooper, Alex West Melbourne VIC Houses 1890 05 5

77109 Cooper, Alex - Cooper, Alex West Melbourne VIC Houses 1890 07 2
 77110 Cooper. A - Capel Street Cooper. A West Melbourne VIC House 1890 07 28'
 No architect entered

i-Heritage search results: Abstract of Building Identification Form (BIF)

26 TO 30 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include fence, verandah decoration, verandah roof and structure, retains evidence of early colours or finishes, unpainted cement render.

Statement of Significance

Not Assessed

Recommended Alterations

Roofing replaced (sympathetic) chimneys extended, window altered, plumbing, roof (inappropriate - reinstate original design/sympathetic alternative)

Hermes

BIF but no Statement of Significance

Probate, VPRO

`Alexander Cooper Contractor W Melb. 3 May 1891

45/779 VPRS 28/P0, unit 574;

VPRS 28/P2, unit 313;

VPRS 7591/P2, unit 178 - '

Estate: Real estate £12360 and personal estate £17334

18-26 Capel Street, part of many properties, terrace-four

two storey each seven rooms, one of six rooms, baths etc.

fences brick walls brick, partitions of brick, lathe and

plaster and brick, roofs slate, and iron. Rented at

£400/annum, rated at £286/annum.

Sands & McDougall Directory of Victoria 1893

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahan, Mrs Mary

20 Philp, Mrs Catherine

SURVEYED PLACES

22 Wrapp & Son, engravers
 24 Knox, William
 26 po. Imer, Harry
 34 Fox, Mrs E.
 36 Out
 38 Barry, David F.
 40 Connaughton, John
 42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Ell', Il, beth
 Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983
 18- 26 Cape1 St reet
 1891, 21 91-5; 1896 , 2209- 13

North and West Melbourne Conservation Study (1983): 18-26 Capel St

History -Alex Cooper, a builder, who was already residing in 16 Capel Street, built these row houses in 1890-91 and proceeded to let them. William Cooper owned them by 1896 when the tenants included Arthur Wrapp, an engraver (whose business was in Queen Street); Kate Philip, Robert Glass, William Burt and John Paterson. 1 Cooper was one of the grantees of the lots comprising the site.

Description -A two-level, unpainted stuccoed brick row of five houses with a two-storey ornate cast-iron verandah, a corniced and parapeted roof line, and an iron picket front fence. Ornament consists of panelled party wall faces, with urns and orbs. The front friezes are panelled with attached finished brackets and posts: the whole being in an early colour scheme. An unusual aspect to the row is the room bay brought forward to the building line at the north end (26), thus unifying the row with the earlier 32-4 (qv).

Integrity -Orbs are missing from 26, 22 and 18, but generally original.

Streetscape -Contributive part of the Capel Street residential streetscape.

Significance -Architecturally, of a common type and a late example but is near intact condition, as exhibited by the unpainted stucco and old colours of the iron. contributive to the streetscape in form, detail and siting as well as being the nearest to original condition in the precinct: of high regional significance. Historically, built by the grantee of 1859 and long-time resident on the site, Alex Cooper, an owner-builder like Touzel, Dean and Noble, all of the same street and era: of regional significance.

Recommendations -Retain unpainted stucco, steam clean, patch as required; retain existing colour scheme or investigate original scheme and repaint; replace details such as the urns and orbs and verandah mouldings (18); consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

Property number: 101571

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B **Proposed Grading:** B

Existing Streetscape Level: 2 **Proposed Streetscape Level:** 1

What date or era does the place express (if any)?

Creation date (if available)? 1871

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

13.1 Public recreation
 13.6 Eating and drinking

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
 3 07 1871 City of Melbourne registration no 4466 [Burchett Index]. Fee 2.10.0 eight room house Owner Moran, Michael
 Builder: Moran, Michael.

i-Heritage search results: Abstract of Building Identification Form (BIF)

32 TO 34 CAPEL STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 B 2

SURVEYED PLACES

Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme Butler, no date Adopted
 Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date NWMCS
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Not Assessed
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Orb, parapet gone (inappropriate - reinstate original design) doors altered, grilles added (inappropriate - reinstate original design/sympathetic alternative)

Hermes

BIF but no Statement of Significance

Seek.estate web site 2015

`Category: Offices Floor area: 265 m² Land area: 166 m²
 Property ID: 2006177186 Updated: 11 Dec 2006
 Unique two storey double fronted (circa 1871) whose former glory has included uses such as The Rob Roy Hotel, Deckers Restaurant & now a substantial residential dwelling.
 Comprising of nine principal rooms, two being large separate living areas & seven bedrooms, this property can double as a home / office or be occupied as a spacious city residence.
 Have the city at your doorstep, Flagstaff Gardens minutes away & the Queen Victoria Market through your back door.
 All rooms have a working fire place & there is further space below in the form of an original bluestone cellar.
 Offers plenty of natural light & hydronic heating. Also retains scope for further development. Can be divided into two 3 bedroom single fronted dwellings.'

Newspapers:

`The Argus': 15/3/1873

`CITY LICENSING BENCH.

John Connolly, for the Rob Roy Hotel, Capel-street'

Sands & McDougall Directory of Victoria

1893

Capel st-E side

William st

2 Bennett, Mrs Eliza

4 Hall, Mrs Emily

6 Short, George

16 Cooper, Alex., builder

18 McMahon, Mrs Mary

20 Philp, Mrs Catherine

22 Wragg & Son, engravers

24 Knox, William

26 po.lmer, Harry

34 Fox, Mrs E.
 36 Out
 38 Barry, David F.
 40 Connaughton, John
 42 Lawrence, Alfred
 44 Banner, George
 46 Hearse, Mrs Elizabeth
 Right-of-way

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983
 32-4 Capel Street
 1872, 1352-3; 1879, 1390; 1885, 2288; 1889, 2232;
 1891, 2190; 1896, 2208.

North and West Melbourne Conservation Study (1983)**ROB ROY HOTEL**

History -This restaurant, former hotel, is another of the buildings in the area constructed and owned by Michael Moran the builder (Refer 162-4 Adderley Street). Soon after its construction in 1871, he sold the hotel to Edward Grieve, the publican at that time being John Connolly. From c1875 it is described as a brick shop and for the twelve years after 1885, it was owned by Elizabeth Johnstone and leased to Mrs. England, -Mrs. Ellingsworth, Mrs. Ward and Perry Moorhouse. 1

Description -A two-storey, stuccoed brick building with a corniced and parapeted roof line, flat window pediments and architraves, a storey string mould and unusual, naively-expressed, scalloped acroteria at the parapet. Coupled upper windows provide the central emphasis to parallel the wide, bracketed and pedimented entrance below (now altered). To the north is a single-level residence which shares simplified moulding lines with its neighbour as well as quoins.
 Integrity -Entrance altered, presumed bipartite like upper window: evaporative cooler added.
 Streetscape -Parallels with 26 of 18-26 Capel Street and in scale to 62-4 and 80-6 Capel Street, whilst form, detail and site disposition are shared with 38, 44-2, 66-78.

Significance -Architecturally, a near original example of a typical early hotel or commercial form with the added unusual detail and fenestration and D an important and early part of the Capel Street residential streetscape: of high regional importance. Historically, a use-pattern which presumably always served as an hotel or boarding house function within this formerly residential street and thus has a focus of social activity: of local importance.

Recommendations -Repaint in original or typical colours; investigate restoration of doorway and relocation of cooler; consider re-zoning to Residential A or Special Residential 2, to encourage possible residential use and retain form.

Property number: 101570

SURVEYED PLACES**Capel Street****36****Florence, or Hawkins house****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **B**Proposed Grading: **C**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1865

Creation era? **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

36 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information
Architectural Style Early Victorian
Period 1850-75 - Early Victorian
Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include unpainted cement render, chimney-panelling and pot notable

Statement of Significance Not Assessed

Recommended Alterations

Door (inappropriate - reinstate original

design/sympathetic alternative)

Hermes

BIF but no Statement of Significance.

North and West Melbourne Conservation Study (1983)

Graded C-D; BIF 1985 graded B2.

Lewis, M. Australian Architecture Index:

No Hawkins as owner within Capel Street and range BUT:

`77088 Hawken, W Hawken, W (sic) - Melbourne West

Melbourne VIC City of Melbourne registration no 1020

[Burchett Index]. Fee 1.10.0 cottage 1865 08 10'

MMBW

DP c1895- shown with 32-34 Capel Street, similar zero set back

North Melbourne Parish Plan, CPO

Murray and Teale grantees CA8/C

Newspapers:

'The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 28 December 1895 p 45

'Hawkins.—On the 21st inst., at his residence, 83 M'Kean-street, North Fitzroy, William Hawkins, the dearly beloved husband of Jane Hawkins and beloved father, of William J.

Hawkins, of 151 Smith-street, Fitzroy, late of Bath

(England),
Preston, and North Melbourne, in his 75th year. Colonist

of 48 years.'

Sands & McDougall Directory of Victoria

1904

24 Young. Mrs Mary

26 Morris. Thomas

32 Tnte. Wm. A.

36 Stafford. Thomas J.

88 Connolly, William H.

1893

34 Fox, Mrs E

36 Out

38 Dr David F Barry

City of Melbourne Valuers Books

1900, 2170-

Albt Fletcher x-out to Richard Atkins, Willis Trustees owner, (also 38) both BH 3 rooms, 16x60, £20

SURVEYED PLACES

1891, 2189
(Laurence Goudie 46-40)
William Willis owner, (also 38) both BH 3 rooms, 16x60,
£30
Pat Nicholson x-out to Geo Burgess?
(Johnstone 34)

1886, 2270-
one of 3 x 3 room B houses 34-38? owned by Mrs
Hawkins £26
occupied by Charles Lane, x-out to Mrs Parker (34 £28)
1875
(Bower adjoining owner)
1334 James Dalton of customs house, William Hawkins ,
BH 3 rooms £26
1335 Edward Martin, WH, BH 3 rooms £26 reporter
1336 Geo Pearce, WH, engineer, BH 3 rooms £28
(Goudie adjoining)
1870,
two houses (38-36?)
(Bower adjoining)
1299 Mrs Pierce, Hawkins, BH 3 rooms and shed £25
1300 Hawkins owner-occupier BH 3 rooms £25
(Goudie adjoining)

1869
(Bower adjoining)
1271 Hawkins owner-occupier , BH 3 rooms and shed
£25
(Goudie adjoining)

1868
(B?th adjoining)
1257 Hawkins owner-occupier , BH 3 rooms and shed
£25
(Goudie adjoining)

1867
(Railton adjoining)
1234 Hawkins owner-occupier , BH 2 rooms and kitchen
£25
(Goudie adjoining)

Property number: 101569

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study and City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below. New Heritage Places Inventory July 2015 grading C2 not supported by documentation?

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

Existing

Streetscape Level: 2

Proposed

Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1871

Creation era?

Early Victorian-era

Victorian-era

Interwar

Edwardian-era

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct **Not significant or contributory**

Significant individually **Proposed for a Heritage Overlay**

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Heritage Places Inventory July 2015

Capel Street 38 C 2

(No BIF available)

Melbourne Planning Scheme Amendment C198

Explanatory Report

Revised grading C2

Heritage Places Inventory 2008

Capel Street 38 D2

SURVEYED PLACES**Hermes**

BIF 1999 graded D

North and West Melbourne Conservation Study (1983)
graded E.

Lewis, M. Australian Architecture Index:

`27 07 1871 City of Melbourne registration no 4486
[Burchett Index]. Fee 1.10.0'

Three room cottage

Owner: Dawson, John

Builder: Dawson, John - Melbourne

**i-Heritage search results: Abstract of Building
Identification Form (BIF)**

38 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian; c.1872

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Good

Original Building Type

History

The house at 38 Capel Street was constructed c.1872. The rate books are inconclusive as to the exact date of construction. It is one of two adjacent three-room brick houses listed as owned by J Dawson both of which had an Average Annual Value of #28. By 1890, the house was owned by William Willis and occupied by John Schuh, and was rated at £30.

Description/Notable Features

Isabella is a single-storey, single-fronted Victorian brick cottage with a ruled ashlar facade and a transverse gabled slate roof. The concave profile verandah terminates at wing walls, and has unusual timber and cast iron decoration and a tessellated tiled floor. The facade has a door and a single timber-framed double-hung sash window, both with moulded architraves. The cast iron palisade fence is recent.

Statement of Significance

Isabella, at 38 Capel Street, West Melbourne, is of local historical and aesthetic interest. The house is representative of the type of small cottages which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the house is substantially intact and make a positive contribution to the streetscape. It is distinguished from much similarly-scaled building stock in the area by its verandah and architrave details.

Recommended Alterations

Other Comments

Upgraded from E to D. The house is a reasonably intact representative of a nineteenth century inner-suburban cottage. Since the previous study, an earlier timber fence

has been replaced by an appropriate cast iron palisade fence.

City of Melbourne Heritage Review (1999)

History

The house at 38 Capel Street was constructed c.1872. The rate books are inconclusive as to the exact date of construction. It is one of two adjacent three-room brick houses listed as owned by J Dawson both of which had an Average Annual Value of £28. By 1890, the house was owned by William Willis and occupied by John Schuh, and was rated at #30.

Description

Isabella is a single-storey, single-fronted Victorian brick cottage with a ruled ashlar facade and a transverse gabled slate roof. The concave profile verandah terminates at wing walls, and has unusual timber and cast iron decoration and a tessellated tiled floor. The facade has a door and a single timber-framed double-hung sash window, both with moulded architraves. The cast iron palisade fence is recent.

Significance

Isabella, at 38 Capel Street, West Melbourne, is of local historical and aesthetic interest. The house is representative of the type of small cottages which proliferated in North and West Melbourne in the nineteenth century.

Aesthetically, the house is substantially intact and make a positive contribution to the streetscape. It is distinguished from much similarly-scaled building stock in the area by its verandah and architrave details.

Grading Review

Upgraded from E to D. The house is a reasonably intact representative of a nineteenth century inner-suburban cottage. Since the previous study, an earlier timber fence has been replaced by an appropriate cast iron palisade fence.

Property number: 101568

SURVEYED PLACES

Capel Street	40	-60	Infill housing
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**Survey Notes:**

Contemporary recognition for new type of Victorian government housing in the 1980s that was contextual, deriving form and finish from its historic context.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: **C**

Existing Streetscape Level: - Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1988-1990

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

'Architect Victoria'

Winter 2012: 14

'Official Journal of the Australian Institute of Architects Victorian Chapter'

'This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 1963 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects

could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process).

By 1983-4 this genre had expanded to larger groupings of 26, as with Leo deJong's Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael's Hightett development... (image) Capel Street Housing, West Melbourne, Peter Elliott (1988)'

Property number: 101566

SURVEYED PLACES

Capel Street	47	-53	
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**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1946-2015

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):**City of Melbourne online maps**

`Two storey brick office building with gnd level parking.'

Sands & McDougall Directory of Victoria

1942
W SIDE
Off 426 William at
25 May, Mrs A. M.
47 Puli, Domenico
49 Italians
51 Neal, Jas.
53-55 Chinese
57 Mintern, Arth. W.

Property number: 101515

Capel Street	55	Row house, part 55-61 Capel Street
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D Proposed Grading: D

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1850-1875

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

55 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Bricks painted (inappropriate - remove by approved method) roof, balustrade new, verandah floor (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101516

Capel Street

57

Row house, part 55-61 Capel Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing Streetscape Level: 2

Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1850-1875

Creation era? Early Victorian-era

Victorian-era

Interwar

Edwardian-era

Post WW2

What are the heritage values of the place (if any)?

Aesthetic value

Historical value

Scientific value

Social value

Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory

Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

57 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah and fence
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Bricks painted (inappropriate - remove by approved method) new roof (inappropriate - reinstate as original/sympathetic alternative to the original)

Property number: 101517

Capel Street

59

Row house, part 55-61 Capel Street

**Survey Notes:**

Added fence similar to 57 as enhancement- otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D**

Proposed Grading: **D**

Existing Streetscape Level: **2**

Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1850-1875

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)
 59 TO 61 CAPEL STREET WEST MELBOURNE 3003
 Heritage Gradings
 Building Grading Streetscape Level Laneway Level
 D 2
 Conservation Study Details
 Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme

SURVEYED PLACES

Butler, no date Adopted
 Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Fence new-see 57 (sympathetic - reinstate as original)
 bricks painted (inappropriate - remove by approved
 method) new roof (inappropriate - reinstate as
 original/sympathetic alternative to the original)

Property number: 612807

Capel Street

61

Row house, part 55-
61 Capel Street**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing
Streetscape Level: 2Proposed
Streetscape Level: 2**What date or era does the place express (if any)?**

Creation date (if available)? 1850-1875

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

59 TO 61 CAPEL STREET WEST MELBOURNE 3003
 Heritage Gradings

Building Grading Streetscape Level Laneway Level
 D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features Notable features include the verandah
 Statement of Significance Not Assessed
 Recommended Alterations
 Fence new-see 57 (sympathetic - reinstate as original)
 bricks painted (inappropriate - remove by approved method) new roof (inappropriate - reinstate as original/sympathetic alternative to the original)

Property number: 612808

Capel Street

62

Noble's house

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to the Victorian Heritage Register Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **B**Proposed Grading: **A**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1864-1868

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO461 Residence, 62 Capel Street, West Melbourne (Victorian Heritage Register H630)

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015 to reflect Heritage Victoria Register H0630 designation.

References (if any):

Heritage Places Inventory July 2015

B2

i-Heritage search results: Abstract of Building Identification Form (BIF)

62 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 2

Conservation Study Details

SURVEYED PLACES

Precinct Conservation Management Plan
 North and West Melbourne Heritage Precinct
 Conservation Study: Study and Date, Status
 North and West Melbourne Conservation Study - Graeme
 Butler, no date Adopted
 Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date NWMCS
 Architect
 Builder Not Assessed
 First Owner Not Assessed
 Integrity Fair
 Condition Fair
 Original Building Type Residence
 History Not Assessed
 Description/Notable Features Notable features include
 evidence of early colours or finishes, upper level stuccoed
 brick, stone and shutters.
 Statement of Significance Not Assessed
 Recommended Alterations Stone trim painted
 (inappropriate - remove by approved method)

Lewis, M. Australian Architecture Index:

14.07.1864 City of Melbourne registration no 349
 [Burchett Index]. Fee 1.10.0
 three room bluestone cottage
 Owner: Noble, Thomas - Melbourne
 Builder: Noble, Thomas
 (Burchett index may not contain additions- i.e. upper
 level)

North and West Melbourne Conservation Study (1983)

Vol 1: 111 cites:

62 Capel Street

1. RB 1866, 1209; RB 1881-82, 1387; RB 1890-91, 2209; RB 1896-97, 2194; PA 2499/1868; PA 2981/1868.
2. PA 349/1864; RB 1868, 1252.
3. DeGruchy and Lee (State Library of Victoria), isometric

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983
 cite:
 62 Capel Street
 1866, 1209; 1881-82, 1387; 1890-91, 2209; 1896-97,
 2194;

North and West Melbourne Conservation Study (1983)

History -This house was built for, or by, Thomas Noble,
 a carpenter in 1864. He owned and occupied it until
 after 1882 when other family members, William and
 James Noble s assumed ownership. Before 1897 s they
 leased it to a Mrs. Foley and one, Silas Hughes' l Noble
 was responsible for many works in
 the area including Moore's Cottages, Chetwynd Street
 (qv) and a cottage for one Thompson in Spencer Street.
 Description -A two-storey part stuccoed and part basalt
 masonry house with a corniced parapet and quoins to
 lower openings and corners. Commencing as a three
 room stone house in 1864, it was extended by 1868
 presumably in stuccoed brick, to a six-room residence to
 appear in this form, in the 1866 isometric of Melbourne.
 Remnants of this growth include the lower party wall,
 buttressed modillions, whilst the later stage is elegantly
 shown in sharply defined, but simple detailing at the
 parapet: a foliated entablature panels an acroterion s

orbs
 and scrolls. Shutters survive at the lower level.

Integrity -Generally originals given early changes.

Streetscape -Contributing and prominent part of the
 Capel Street residential streetscape: pairing off with 64
 in form, scale and siting.

Significance -Architecturally a combination of eras in the
 juxtaposition of the uncommon stone and the later
 Italian-bred stucco work, but generally original and an
 early example with early accessories s such as the
 shutters and precise details: contributing to the
 streetscape and gaining importance from its adjoining
 to 64: of regional significance. Historically, another of
 the many examples of a resident owner-builders s from
 the study areas who did work in the inner suburban
 area; of high local importance.

Recommendations -Repaint stucco and trim in original
 or typical colours; record shutter details for restoration
 data; consider re-zoning to Residential At or Special
 Residential
 2 to preserve residential use and form.

Property number: 101565

SURVEYED PLACES**Capel Street****63****Allison's row houses,
part 63-65 Capel
Street****Survey Notes:**

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) and 1999 Statement of Significance in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** D**Existing****Streetscape Level:** 2**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1866**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**Heritage Places Inventory July 2015**

D2

i-Heritage search results: Abstract of Building Identification Form (BIF)

63 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct
Conservation Study: Study and Date, Status
City of Melbourne Heritage Review 1999 - Allom Lovell
and Associates 1999 Adopted
Building and History Information
Architectural Style Mid-Victorian; 1866
Period 1850-75 - Early Victorian
Construction Date
Source for Construction Date
Architect
Builder Not Assessed
First Owner
Integrity Fair
Condition Fair
Original Building Type
History

The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at £26 each.

Description/Notable Features

The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

Statement of Significance

The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Recommended Alterations**Other Comments**

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Hermes

No BIF

Lewis, M. Australian Architecture Index:

10 02 1866 City of Melbourne registration no 1329 [Burchett Index]. Fee 3.0.0

Two three room cottages

Owner: Allison, Henry - undertaker - Victoria Street

Builder: Allison, Henry

City of Melbourne Heritage Review (1999)

History The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at #26 each.

Description

SURVEYED PLACES

The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

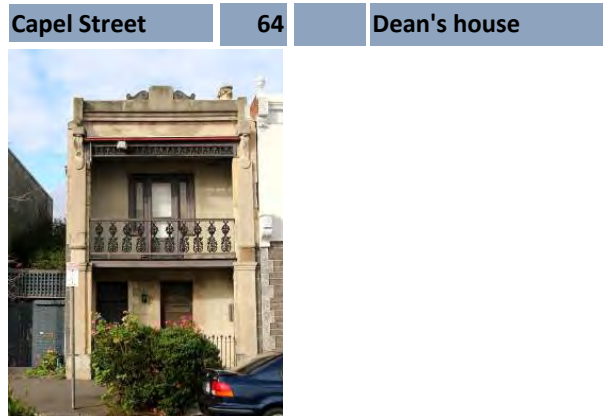
Significance

The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Grading Review

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Property number: 101519

**Survey Notes:**

Refer to Victorian Heritage Register Statement of Significance (Appendix 3) also i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: B **Proposed Grading:** A

Existing Streetscape Level: 2 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1866

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO462 Residence, 64 Capel Street, West Melbourne (Victorian Heritage Register Ref No H631)

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Heritage Places Inventory July 2015
64 B2

North and West Melbourne Conservation Study (1983)
Vol 1:113

History - Joseph Dean who was a stonemason, built this house in 1865-66. He lived in it himself for short periods but generally it was leased until he sold it to James Walters a Williamstown draper, who continued to own it until after 1897. Some tenants include William Allen, Stephen Bell, Charles More and Mrs. Hill. Joseph Dean who earlier lived in Peel Street. was also the

SURVEYED PLACES

builder of the Methodist New Connexion Church School, later the Congregational Church, cnr. Rosslyn and William Street. 2 (demolished)

Description -A two-storey parapeted and part stuccoed house of basalt coursed rubble, with sandstone quoins to openings as seen on the north face. The two-level, altered timber verandah has cast-iron frieze panels, bellied iron balustrade panels and a modified, square-head picket fence. The architraved, upper-level window has the distinctively early detail of half side-lights, with adjoining hung sashes over a lower panel. Decorative stucco elements include parapet scrolls, a cornice and unusual stylised brackets and rolled mouldings to the side-wall faces, set against the stone work.

Integrity -The verandah has been altered by removal of details and provision of a prop at the lower level; the parapet appears to have been squared-off and urns removed, whilst the cornice mould has been rendered over; a sympathetic new or amended (cut down picket) fence has been placed at the frontage; stone work has been painted; and roof plumbing changed.

Streetscape -An early, prominent and contributive part of the Capel Street residential streetscape, pairing with 62.

Significance

Architecturally, possible combination of designs by the one builder (i.e.. stucco overlaying stone) but possessing early and uncommon details, iron pattern and the use of combined stone work (basalt and freestone) on modestly scaled residential work: of regional importance.

Historically, built by another of the many builder-owners in the study area who was responsible for at least one of its public buildings: of regional importance.

Recommendations

Restore/repair verandah (roof, guttering, prop removal); repair/restore eroded stonework; investigate restoration of parapet, via photographic evidence, record upper opening details for restoration data; consider re-zoning to Residential A or Special Residential 2 to preserve residential use and form.'

North and West Melbourne Conservation Study (1983)

Cites:

'64 Cape1 Street

1. RB 1866, 1208; RB 1871, 1316; RB 1881-82, 1386; RB 1896-97, 2193; RB 1890-91, 2208; RB 1879, 1376.

2. PA 1056/4.6.1866.'

Lewis, M. Australian Architecture Index:

Dean

'77089 Dean, Joseph - Peel Street Goudie, Lawrence West Melbourne VIC Houses ... 29 08 1865 City of Melbourne registration no 1058 [Burchett Index]. Fee 2.10.0'

Two cottages;

Owner: Goudie, Lawrence;

Builder Dean: Joseph - Peel Street

'77104 Dean, Joseph Zeplin, - West Melbourne VIC House; alterations 1873 07 25.'

Victorian Heritage Register H631

See Statement of Significance

i-Heritage search results: Abstract of Building Identification Form (BIF)

64 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level C 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct N/A

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

The Residence at 64 Capel Street, West Melbourne, was built by Joseph Dean probably between 1859 and 1866, possibly in two stages, the second storey being added some time after the first. Dean was a stonemason and lived in the house himself for short periods but generally leased it until selling in 1897.

Integrity Fair

Condition Fair

Original Building Type Residence

History Not Assessed

Description/Notable Features

The house is a two-storey parapeted and part-stuccoed building of basalt coursed rubble with sandstone quoins to openings as seen on the north face. The two-level timber verandah has cast-iron frieze panels, bellied iron balustrade panels and a modified square head picket fence. The architraved upper level window has the distinctively early detail of half side-lights, with adjoining hung sashes over a lower panel. Decorative stucco elements include parapet scrolls, a cornice and unusual stylised brackets and rolled mouldings to the side walls faces, set against the stone work.

Notable features include fence, verandah decoration, verandah roof and structure, stonework.

Statement of Significance

The Residence at 64 Capel Street, West Melbourne, is of historical and architectural significance to the State of Victoria. The residence at 64 Capel Street, West Melbourne, is of historical significance as evidence of the early form of residential development in inner Melbourne. The house is one of the earliest in the area, the land here having been sold in the late 1850s. It provides an excellent example of the kind of buildings erected by the small-scale owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Dean, the builder and occupier of this house, built several others in the area. The Residence at 64 Capel Street, West Melbourne, is of architectural significance as an example of domestic architecture displaying uncommon early details and cast iron pattern and as an unusual example of combined stone (basalt and freestone) and stucco work.

Recommended Alterations

Fence (sympathetic) painted stone (inappropriate - remove by approved method)

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983 64 Cape1 Street

1866, 1208; 1871, 1316; 1881-82, 1386; 1896-97, 2193; 1890-91, 2208; 1879, 1376

SURVEYED PLACES

Victorian Heritage Register H631

What is significant?

The Residence at 64 Capel Street, West Melbourne, was built by Joseph Dean probably between 1859 and 1866, possibly in two stages, the second storey being added some time after the first. Dean was a stonemason and lived in the house himself for short periods but generally leased it until selling in 1897. The house is a two-storey parapeted and part-stuccoed building of basalt coursed rubble with sandstone quoins to openings as seen on the north face. The two-level timber verandah has cast-iron frieze panels, bellied iron balustrade panels and a modified square head picket fence. The architraved upper level window has the distinctively early detail of half side-lights, with adjoining hung sashes over a lower panel. Decorative stucco elements include parapet scrolls, a cornice and unusual stylised brackets and rolled mouldings to the side wall faces, set against the stone work.

How is it significant?

The Residence at 64 Cape Street, West Melbourne, is of historical and architectural significance to the State of Victoria.

Why is it significant?

The Residence at 64 Capel Street, West Melbourne, is of historical significance as evidence of the early form of residential development in inner Melbourne. The house is one of the earliest in the area, the land here having been sold in the late 1850s. It provides an excellent example of the kind of buildings erected by the small-scale owner-builders that were common in this part of Melbourne in the 1850s and 1860s. Dean, the builder and occupier of this house, built several others in the area. The Residence at 64 Capel Street, West Melbourne, is of architectural significance as an example of domestic architecture displaying uncommon early details and cast iron pattern and as an unusual example of combined stone (basalt and freestone) and stucco work.

Property number: 101564

Capel Street

65

Allison's row houses,
part 63-65 Capel
Street

Survey Notes:

Generally unchanged since City of Melbourne Heritage Review 1999 - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing

Streetscape Level: 2

Proposed

Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1866

Creation era?

 Victorian-era Edwardian-era Early Victorian-era Interwar Post WW2

What are the heritage values of the place (if any)?

 Aesthetic value Scientific value Not assessed for heritage values Historical value Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Heritage Places Inventory July 2015

D2

i-Heritage search results: Abstract of Building Identification Form (BIF)

65 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

SURVEYED PLACES

Conservation Study: Study and Date, Status
 City of Melbourne Heritage Review 1999 - Allom Lovell
 and Associates 1999 Adopted
 Building and History Information
 Architectural Style Mid-Victorian; 1866
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect

Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History

The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of #18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at #26 each.

Description/Notable Features

The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

Statement of Significance

The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Recommended Alterations**Other Comments**

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Hermes

No BIF

Lewis, M. Australian Architecture Index:

`10 02 1866 City of Melbourne registration no 1329 [Burchett Index]. Fee 3.0.0'

Two three room cottages

Owner: Allison, Henry - undertaker - Victoria Street

Builder: Allison, Henry

City of Melbourne Heritage Review (1999)

History The houses at 63-65 Capel Street first appear in the rate books in 1866, when they are described as unfinished two-room brick houses, each with an Average Annual Value of £18. The houses were owned by Henry Allison, and later the Allison Trust, for over thirty years. By 1889, the houses are described in the rate books as three-room brick houses, and were rated at £26 each.

Description

The houses at 63-65 Capel Street are a pair of single-storey Victorian cottages, constructed in brick with transverse gabled slate roofs and a central red brick chimney. The roofs are partially concealed by a rendered parapet, from which part of the cornice of No. 65 has been removed. The verandahs have been substantially altered.

Significance

The houses at 63-65 Capel Street, West Melbourne, are of local historical and aesthetic interest. The houses represent the type of modest speculative housing which proliferated in North and West Melbourne in the nineteenth century. Aesthetically, the houses are reasonably intact and form an interesting element in the streetscape.

Grading Review

Upgraded from E to D. The houses are reasonably intact representative examples of nineteenth century workers' cottages. The appearance and streetscape value of the houses would be enhanced by the reconstruction of traditional Victorian verandah details.

Property number: 101520

SURVEYED PLACES

Capel Street	66	-78
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**Survey Notes:**

Post-Modern style government housing infill. Potentially significant, historical background required. Not assessed-see 40-60 Capel Street.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? 1990 approx..

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

'Architect Victoria'

Winter 2012: 14

'Official Journal of the Australian Institute of Architects Victorian Chapter'.

'This was in the Hamer period of Liberal government, as was the infill phase, the next stage in Government housing, at its outset. This saw a complete refocus on the single or two-storeyed house, as a terrace, dropped into a row of other houses, or continuing a suburban street pattern. Here a convergence of later ideas was brought to bear: mixed urban use as prescribed by Jane Jacobs in 1963 seemed more reachable if you integrated new housing visually within older suburbs. And concerns about social stigma of conspicuously different housing projects

could be addressed by embedding new houses in established streets. The revision of a-contextual modernism, and its excessive focus on industrial and production imagery, could be addressed by a return to contextual linkage through older and distinctively local textures, colour, material and forms. The Carlton and North Fitzroy housing of Station, Kay, and Canning Streets, the incursions there by Edmond and Corrigan, Greg Burgess, Peter Crone and Norman Day, accompanied by the act of buying older houses (establishing a new social role and meaning in that process).

By 1983-4 this genre had expanded to larger groupings of 26, as with Leo development Jong's Public Works development in North Melbourne of up to over 100 or more units; also Cox and Carmichael's Hihett development... (image of 40-60 Capel Street) Capel Street Housing, West Melbourne, Peter Elliott (1988)'

City of Melbourne online maps

'2 storey brick and weatherboard public housing units built around 1990.

This property contains 7 residential properties.'

Property number: 101563

SURVEYED PLACES

Capel Street	69		
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Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1950-1960?

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'Single storey brick building built around 1950.'

Property number: 101521

Capel Street	71 -75		
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Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1960s?

- Creation era?
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne online maps

'A two storey brick office and warehouse building built in the early 1960's.'

Property number: 101522

SURVEYED PLACES

Capel Street	77	-79
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Survey Notes:

Not assessed. Post-Modern style façade

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1988?

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

City of Melbourne Town planning permits register
 `Permit Number CM-12849
 Date Received 24/03/1988
 Address of Land 77-79 Capel Street WEST MELBOURNE
 VIC 3003 (Zone DDO32)
 Applicant's Name and Address
 Proposed Use or Development Refurbish the existing
 building for office accommodation
 Objections Received 0
 Change to Application YES
 Application Status Permit Issued
 Decision Permit 11/05/1988'

Property number: 101523

Capel Street	80	, 86 near	Elm ('Ulmus' sp.) street trees x2
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Survey Notes:

Mature elms x2 ('Ulmus' sp.) typical of Victorian-era City of Melbourne street tree planting. West of 187 Victoria Street (-37.806022, 144.955225) and 'Ulmus sp.' near 80-86 Capel Street (-37.806290, 144.955173). Includes land within 5m of the root ball. See Statement of Significance Appendix 3.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: C

Existing Streetscape Level: - Proposed Streetscape Level: -

What date or era does the place express (if any)?

Creation date (if available)? 1900-1918

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct. Proposed as: Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne.

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

6.6 Streetmaking, drainage and river works
 7.2 Cultivating the 'Garden City' aesthetic

Recommendations (if any)

Proposed Heritage Overlay or Vegetation Protection Overlay as: Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne.

References (if any):

City of Melbourne online map:
 Shown as 'Ulmus glabra' Wych elm west of 187 Victoria Street and 'Ulmus sp.' near 80-86 Capel Street
 1945 aerial imagery: trees shown
 MMBW DP 1027 c1895: trees shown

SURVEYED PLACES

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 1 November 1887

'CITY COUNCIL ELECTIONS. Mr. J. W. PEIRCE AT WEST MELBOURNE

Mr. J. W. Peirce, the retiring councillor for Bourke Ward, met about 30 ratepayers at the James Watt Hotel, Spencer-street, last night. Dr. Lloyd occupied the chair. Mr. Peirce said that when he sought election three years ago he made many promises to the ratepayers, but he had never broken faith with them. It was in consequence of his action in the City Council that 75 extra lamps were erected in the ward, and the Flagstaff-gardens were improved, so that citizens could take their wives through them

at night time. The 350 trees recently planted in the streets of the ward were the outcome of his energies. It had been proposed to erect a refrigerating room in the reserve of the Victoria Market, but he thought the land would be turned to better account if shops were erected on it, and he had this done. The shops already opened were returning 12 per cent, on the money expended on them. He acted on four committees of the council, and read a return of attendances to show that he was most regular. The work of the council was really

done in committee, and not by those gentlemen who aired their eloquence at council meetings. It had always been his object to keep down the rating on citizens, and the council would soon be in such a position that it would not know what to do with its money. The Western Market would soon be acquired by it, and the returns which would

be received from it would pay the expenditure of one ward..... While for 28 years their members of Parliament had been promising to obtain for them a recreation reserve, he had done so within six months of his election, and that was for no other reason than that he exercised some influence in both Parliament and the council.'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 2 July 1906

'ARBOR DAY, North and West Melbourne'

'...The tree planting portion of the day's programme was then taken in hand, trees being planted by the Lord Mayor and Lady Mayoress, Director of Education, Messrs. Aikman and Edgar, members of the board of advice and others.

At the King-street school, West Melbourne, Arbor day was also duly observed. The morning was occupied in lessons bearing on trees and their cultivation, and in the afternoon the board of advice attended, and a squad of cadets paraded with the flag, and the bugle band played. Trees were planted in the ground, and a large number of visitors were present.'

42.02 Vegetation Protection Overlay

Property number: unknown

Capel Street 80 -86 Touzel's row houses



Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C Proposed Grading: C

Existing Streetscape Level: 2 Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1867-8

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Heritage Places Inventory July 2015
C2

Lewis, M. Australian Architecture Index:

22 OCT 1867 City of Melbourne registration no 2276 [Burchett Index]. Fee 1.10.0

'House Capel Street- adjoining 66';

Owner: 'Touzel, Philip - 43 Peel Street, West Melb.'

Builder: Touzel, Philip

Newspapers:

'The Australasian' (Melbourne, Vic. : 1864 - 1946)
Saturday 6 November 1880

SURVEYED PLACES

`BIRTHS Touzel.-On the 15th ult., at Capel-street, West Melbourne, the wife of P. Touzel of a daughter.'

`The Argus': 11/9/1882

`TOUZEL.—On the 10th Inst, at 66 Capel- street, West Melbourne, after a short but painful illness Elizabeth, the beloved wife of Phillip Touzel.'

`The Argus': 12/9/1882

`THE friends of Mr. PHILIP TOUZEL are respectfully invited to follow the remains of his late beloved wife to the place of interment, Melbourne General Cemetery.

The funeral will leave his residence, 66 Capel street, West Melbourne, at 3 o'clock on Tuesday, 12th inst.

HENRY ALLISON, undertaker, Victoria street west, Melbourne, and 64 Elgin street, Carlton.'

Australia, Death Index, 1787-1985

`Name: Elizabeth Touzel

Birth Year: abt 1847

Age: 35

Death Place: West Melbourne, Victoria

Father's name: Duncan Joseph

Mother's name: Catherine Philp

Registration Year: 1882

Registration Place: Victoria

Registration Number: 9536'

`Phillip Duncan Touzel

Birthdate: May 15, 1878

Birthplace: Melbourne, Victoria, Australia

Death: Died June 29, 1951 in Tenterfield, New South Wales, Australia

Cause of death: Car accident

Place of Burial: Melbourne, Victoria, Australia

Immediate Family: Son of Phillip Touzel and Elizabeth Touzel nee Duncan.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

80-86 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

B 2 80, C 2 82-86 (varies)

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner Phillip Touzel who lived in Peel Street at the

time, owned and built this row of houses in 1867-8. He

remained the owner for at least 30 years and among his

many tenants were John Siegenburg, a tobacconist, John

Cheffers, David Kirk, Thomas Haggart. Phillip Touzel

himself lived in 86 Capel on brief occasions

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A two-storey, face brick row of four houses with two level timber verandahs and simply corniced parapets, fronting a transverse gable roof line - typical of the row's early construction. Sparse detail occurs at the party-wall faces where the usual panelled and bracketed shapes combine with precise shell and diamond motifs set within and without panels. Presumably reinforcing this diamond shape, is the uncommon Chinese-like timber balustrading which contains a saltire-cross with panelled borders, whilst early pattern serpentine iron friezes are set within timber rails nearby. Notable features include iron details, verandah, bricks voussoirs

Statement of Significance

Architectural, a typical early row utilising one of the decorative options of the pre-local cast-iron manufacturing period i.e. timber balustrading which, in the material and pattern used, is rare (if original); of regional importance. Historically, built by another of the many owner-builder developers from the area and particularly this street: of local importance.

Recommended Alterations

Restore detail of 80-2 using 84-6 as a model as desired; repaint row in original or typical colours; record timber balustrade for restoration data; rebuild timber picket fences in arrow-head form unless evidence found to show original; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. 80, 82 Fence and balustrade new (inappropriate - reinstate original design/sympathetic alternative) lower frieze gone (inappropriate - reinstate original design) 84, 86 Stucco new (sympathetic - remove by approved method) upper frieze gone (inappropriate - reinstate original design) fence gone (inappropriate - reinstate original design)

Other Comments

Integrity - The row, as a whole has been altered in detail by removal of balustrading and the panelled timber fences (80, 84-6); 82 has been part painted and 84-6 stuccoed. Streetscape - Contributing part of the Capel Street residential streetscape adjoining its termination (88 Capel and 189 Victoria Street) and sharing its scale, finish and ornament.

North and West Melbourne Conservation Study (1983)

80-86 Capel Street BIF 1991 shows early/original

balustrade on 84-86 similar fence on 82

cites:

84- 6 (part 80-6) Cape1 Street

RB 1867, 1224; RB 1890, 2197; D.1881; RB 1875, 1319; RB

1881-82, 1376; RB 1869, 1260; PA 2276/1867

State Library of Victoria

DeGruchy & Leigh isometric shows row.

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

84- 6 (part 80-6) Capel Street

1867, 1224; 1890, 2197; 1875, 1319; 1881-82, 1376;

1869, 1260.

North and West Melbourne Conservation Study (1983)

History

Phillip Touzel who lived in Peel Street at the time,

owned and built this row of houses in 1867-8. He

remained the owner for at least 30 years and among his

many tenants were John Siegenburg, a tobacconist,

John Cheffers, David Kirk, Thomas Haggart. Phillip

SURVEYED PLACES

Touzel himself lived in 86 Capel on brief occasions.

Description

A two-storey, face brick row of four houses with two level timber verandahs and simply corniced parapets, fronting a transverse gable roof line - typical of the row's early construction. Sparse detail occurs at the party-wall faces where the usual panelled and bracketed shapes combine with precise shell and diamond motifs set within and without panels. Presumably reinforcing this diamond shape, is the uncommon Chinese-like timber balustrading which contains a saltire-cross with panelled borders, whilst early pattern serpentine iron friezes are set within timber rails nearby.

Integrity - The row, as a whole has been altered in detail by removal of balustrading and the panelled timber fences (80, 84-6); 82 has been part painted and 84-6 stuccoed.

Streetscape - Contributing part of the Capel Street residential streetscape adjoining its termination (88 Capel and 189 Victoria Street) and sharing its scale, finish and ornament.

Significance

Architectural, a typical early row utilising one of the decorative options of the pre-local cast-iron manufacturing period i.e. timber balustrading which, in the material and pattern used, is rare (if original); of regional importance. Historically, built by another of the many owner-builder developers from the area and particularly this street: of local importance.

Recommendations

Restore detail of 80-2 using 84-6 as a model as desired; repaint row in original or typical colours; record timber balustrade for restoration data; rebuild timber picket fences in arrow-head form unless evidence found to show original; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Fence and balustrade new (inappropriate - reinstate original design/sympathetic alternative) lower frieze gone (inappropriate - reinstate original design)

Property number: 101562

Capel Street**81****Cleary's houses, part
81-83 Capel Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** C**Proposed Grading:** C**Existing Streetscape Level:** 3**Proposed Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1871

- Creation era?**
- Early Victorian-era
- Victorian-era
- Edwardian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Probate, VPRO**

'Patrick Cleary Boot maker West Melbourne 7 Jun 1891 46/017 VPRS 28/P0, unit 578; VPRS 28/P2, unit 314; VPRS 7591/P2, unit 180'

Estate- Victoria Street shop and residence, two storey, four rooms, 18x83', with rear two storey brick and wooden room used as a factory, occupied by widow; also west side of Capel street 36x122' £1900, with two five room brick cottages £1300 also Coburg property and two two-storey brick houses, one wooden house Harcourt Street, North Melbourne - £ 3875, executor Richard Fitzgerald customs clerk and gentleman, William O'Byrne.

SURVEYED PLACES

Detailed list of furniture and shop stock. Eldest son William Henry Cleary receives £100, daughter Isabella £50, rest to widow Jane Cleary and children.

Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 17 May 1869 p 2

`GEO. R. JOHNSON, architect, invites TENDENS for the ERECTION of HOUSE and SHOP in Victoria-Street, West Melbourne, for Mr. Patrick Cleary. Plans and specification at his office, 46 Elizabeth-street, where tenders are to be sent by 22nd instant.'

`Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 14 April 1877

`ST. PATRICK'S SOCIETY.....held their ... monthly meeting in St. Patrick's Hall... The sick visitors for the current quarter are:—East Melbourne, John Boland; West Melbourne, Patrick Cleary; Hotham, W. A. O'Byrne; Brunswick, Patrick Hennessy ; Collingwood...'

`Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 June 1892

`Cleary— In sad and loving, remembrance of my dear husband, Patrick Cleary, who died at his late residence, 199 Victoria-street, West Melbourne on the 7th June 1891 R.I.P.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

81 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style

Period

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Fair

Original Building Type

History

Not Assessed

Description/Notable Features

Notable features include parapet chimney, bricks, design, fence, balustrade

Statement of Significance

Not Assessed

Lewis, M. Australian Architecture Index:

`71893 Francis & Bassington Cleary, P West Melbourne VIC City of Melbourne registration no 3273 [Burchett Index]. Fee 2.0.0 shop & dwelling 1869 06 3 Victoria - near Capel

77099 Adams & Hardy Cleary, P West Melbourne VIC City of Melbourne registration no 4424 [Burchett Index]. Fee 1.10.0 cottage 1871 05 26 Capel St

71905 Snowden, C Cleary, P - 24 Victoria Street West Melbourne VIC City of Melbourne registration no 5379 [Burchett Index]. Fee 1.0.0 cottage 1873 05 5'

Sands & McDougall Directory of Victoria

1930

W side

75 Holt, Tweedie T.

77 Sexton, Miss Mary

79 Leeming, Jos

83 Greives, Arthur G

83 Barge, Mrs Louisa

83a Gordon, Chas. G., wool store

Victoria st

1925

77 Sexton. Miss Mary

79 Roache, Frank

81 Ringrse, Chas E.

83 Pattison, Mrs Margt.

83a Simpson, J., horse &

cattle med store

Victoria st

1920

79 Nixon. Harold

81 Daley. Mrs Beatrice

83 Ringrose, Chas.

83a Simpson, J., horse cattle med store

91 Albert hotel—Fraser, Miss Mary

Victoria st

1915

79 Mackinnon, John

81 Mackie, Mrs Mary A.

83 Justice. George

83a Simpson. J., horse

cattle med store

91 Albert hotel—Fraser, Miss Mary

Victoria at

1910

79 Courtney, E. W.

81 Mackie, Mrs Mary

83 Fogarty, Andrew

83a Monbulk F ruitgrowers'

Assocn—McIntosh, F. G., mgr

91 Albert hotel—Fraser, Miss Mary

Victoria st

1893

79 Gaylard , Samuel

81 Reynor, Mrs Mary

83 Burrow, William

Widner, Philip

Right-of-way

Albert Hotel-Farrell,

Victoria st

City of Melbourne Valuers Books

1915, 2002,

Owner John Harding

Mary Mackle, B H 5 rooms £22

Frank Lord B H 5 rooms £22

1891, 2219

(Purvis)

Mrs Rogers x-out, Pat Cleary owner of 81, 83 both BH 5

SURVEYED PLACES

rooms, 25x66, £40

1886,

(Purvis)

2305-

Fred Ma...? x-out to Mrs Rainer, Pat Cleary owner of 17,
19 both BH 5 rooms, 20x106, £40**1875,**

(Bell)

1370 Lazarus?

1371 Mrs Murphy

owner Pat Cleary, both BH 5 rooms, 81 with a bath,
20x106, 81 £40, 83 £44

(English)

1870,1328 owner Bell BH 5 rooms at 15 (79) Capel St £35,
adjoining English**Property number:** 101524

Capel Street

83 A

Dominick Cleary's
workshop, later
Fibrini (or Fibrin)
Milling Company**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to the Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: C

Existing Streetscape Level: - Proposed Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1897

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage, Hermes**

No entry.

MMBW

DPs 1026, 1027- c1895

shown

Lewis, M. Australian Architecture Index:

No listings

SURVEYED PLACES**Online dictionary**<http://dictionary.reference.com/>**fibrin**

[fahy-brin]

noun

1. the insoluble protein end product of blood coagulation, formed from fibrinogen by the action of thrombin in the presence of calcium ions.

2. Botany. a fibrinlike substance found in some plants; gluten

Newspapers:

`Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 15 June 1895

`CATHOLIC YOUNG MEN'S SOCIETY.

THE usual weekly meeting of the North Melbourne branch of the C.Y.M.S. was held in St. Mary's schoolroom, Victoria-street, West Melbourne,...Forty odd members were then enrolled, and a musical programme was proceeded with. The following gentlemen contributed : Messrs. D. Cleary, T. Cassidy, P. O'Hare, Downie, J. Gay, ...'

`North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 19 February 1897
 `NORTH and WEST MIELBOURNE CITIZENS' and SCHOLARS' EXCURSION.

Donations.--The following have been received and promised:...D. Cleary, pair boots...'

`The Argus': 5/2/1925

`CLEARY.—On the 4th February, 1925, Dominick (Dom.) Cleary, electrician, of Point Nepean road, Edithvale (for many years a resident of Victoria street, West Melbourne), the dearly beloved husband of Annie (nee Hudson), and loving father of Carmel, loved son of the late Patrick and Jane Cleary, aged 57 years.'

Friday 25 June 1897

`TEMPERANCE LEAGUE OF THE CROSS CONCERT above society held a very successful concert, the proceeds of which were in aid of the society's funds, on Friday evening, June 18th, in St. Mary's School room, Victoria-street, ...Mr. M. A. Joyce's dancing in a sailor's hornpipe was appreciated by the audience. Miss C. Cleary, who was accompanied by her brother, Mr. D. Cleary, sang " Katie Tyrrel," with much sweetness. Miss B. Holden sang in a clear, sweet soprano voice, "The Children's home".'

Australia, Electoral Rolls, 1903-1980

1903, 1906 Cleary, Dominick, boot salesman, 6 Harcourt Street, North Melbourne

1909 Dominick and Annie Cleary 64 Lang Street, North Carlton, instrument fitter.

Probate, VPRO

`Dominick Cleary Postal Electrician Edithvale 4 Feb 1925 201/602 VPRS 28/P3, unit 1536; VPRS 7591/P2, unit 712 '

Australia, Death Index, 1787-1985

`Name: Dominic Cleary

Birth Year: abt 1868

Age: 57

Death Place: Melbourne, Victoria

Father's name: Patk Cleary

Mother's name: Jane

Registration Year: 1925

Registration Place: Victoria

Registration Number: 2271'

Sands & McDougall Directory of Victoria

1950

83a storage

1925

77 Sexton. Miss Mary

79 Roache, Frank

81 Ringrnse, Chas E.

83 Pattison, Mrs Margt.

83a Simpson, J., horse & cattle med store

Victoria st

1920

79 Nixon. Harold

81 Daley. Mrs Beatrice

83 Ringrose, Chas.

83a Simpson, J., horse cattle med store

91 Albert hotel—Fraser, Miss Mary

Victoria st

1915

79 Mackinnon, John

81 Mackie, Mrs Mary A.

83 Justice. George

83a Simpson. J., horse

cattle med store

91 Albert hotel—Fraser, Miss Mary

Victoria at

1910

79 Courtney, E. W.

81 Mackie, Mrs Mary

83 Fogarty, Andrew

83a Monbulk Fruitgrowers' Assoc—McIntosh, F. G., mgr

91 Albert hotel—Fraser, Miss Mary

Victoria st

1904

83a Wilson, James jun.

Fibrini Milling Co

Right-of-way

91 Albert hotel—Webb

1898, 1899

(Fogarty)

83A vacant

(ROW)

1897

no listng

1893

(83 Burrow, William)

Widmer, Phillip

Right-of-way

Albert hotel—

City of Melbourne Valuers Books

1891, 2220 (83) no 83A

1898, 2221 Dominic Cleary off Capel St ROW B Wshp 2 flrs 18x36 £10

1900, 2198 (J F Wilson? Written in) onwer Dominic Cleary, off Capel next to 83, B workshop 2 flats 18x36 £10

SURVEYED PLACES

1915, 2004, James Simpson, Viloet Simpson, B
workshop 18x36 £20

Property number: 101526

Capel Street

83

Cleary's houses, part
81-83 Capel Street

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D**

Proposed Grading: **C**

Existing
Streetscape Level: **3**

Proposed
Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1871

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Probate, VPRO**

`Patrick Cleary Boot maker West Melbourne 7 Jun 1891
46/017 VPRS 28/P0, unit 578; VPRS 28/P2, unit 314; VPRS
7591/P2, unit 180'

Estate- Victoria Street shop and residence, two storey,
four rooms, 18x83', with rear two storey brick and
wooden room used as a factory, occupied by widow; also
west side of Capel street 36x122' £1900, with two five
room brick cottages £1300 also Coburg property and two
two-storey brick houses, one wooden house Harcourt
Street, North Melbourne - £ 3875, executor Richard
Fitzgerald customs clerk and gentleman, William O'Byrne.

SURVEYED PLACES

Detailed list of furniture and shop stock. Eldest son William Henry Cleary receives £100, daughter Isabella £50, rest to widow Jane Cleary and children.

Newspapers:

'The Argus' (Melbourne, Vic. : 1848 - 1957) Monday 17 May 1869 p 2

'GEO. R. JOHNSON, architect, invites TENDENS for the ERECTION of HOUSE and SHOP in Victoria-Street, West Melbourne, for Mr. Patrick Cleary. Plans and specification at his office, 46 Elizabeth-street, where tenders are to be sent by 22nd instant.'

'Advocate' (Melbourne, Vic. : 1868 - 1954) Saturday 14 April 1877

'ST. PATRICK'S SOCIETY.....held their ... monthly meeting in St. Patrick's Hall... The sick visitors for the current quarter are:—East Melbourne, John Boland; West Melbourne, Patrick Cleary; Hotham, W. A. O'Byrne; Brunswick, Patrick Hennessy ; Collingwood...'

'Leader' (Melbourne, Vic. : 1862 - 1918) Saturday 11 June 1892

'Cleary— In sad and loving, remembrance of my dear husband, Patrick Cleary, who died at his late residence, 199 Victoria-street, West Melbourne on the 7th June 1891 R.I.P.'

i-Heritage search results: Abstract of Building**Identification Form (BIF)**

83 CAPEL STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Poor

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features Notable features include

finishes, parapet design

Statement of Significance

Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) new balustrade (inappropriate - reinstate as original/sympathetic alternative to the original) verandah altered, chimney gone (inappropriate - reinstate as original)

Other Comments

81 provides evidence for restoration

Lewis, M. Australian Architecture Index:

'71893 Francis & Bassington Cleary, P West Melbourne

VIC City of Melbourne registration no 3273 [Burchett Index]. Fee 2.0.0 shop & dwelling 1869 06 3 Victoria - near Capel

77099 Adams & Hardy Cleary, P West Melbourne VIC City of Melbourne registration no 4424 [Burchett Index]. Fee 1.10.0 cottage 1871 05 26 Capel St

71905 Snowden, C Cleary, P - 24 Victoria Street West Melbourne VIC City of Melbourne registration no 5379 [Burchett Index]. Fee 1.0.0 cottage 1873 05 5'

Sands & McDougall Directory of Victoria

1930

W side

75 Holt, Tweedie T.

77 Sexton, Miss Mary

79 Leeming, Jos

83 Greives, Arthur G

83 Barge, Mrs Louisa

83a Gordon, Chas. G., wool store

Victoria st

1925

77 Sexton. Miss Mary

79 Roache, Frank

81 Ringrnse, Chas E.

83 Pattison, Mrs Margt.

83a Simpson, J., horse &

cattle med store

Victoria st

1920

79 Nixon. Harold

81 Daley. Mrs Beatrice

83 Ringrose, Chas.

83a Simpson, J., horse cattle med store

91 Albert hotel—Fraser, Miss Mary

Victoria st

1915

79 Mackinnon, John

81 Mackie, Mrs Mary A.

83 Justice. George

83a Simpson. J., horse

cattle med store

91 Albert hotel—Fraser, Miss Mary

Victoria at

1910

79 Courtney, E. W.

81 Mackie, Mrs Mary

83 Fogarty, Andrew

83a Monbulk F ruitgrowers'

Assocn—McIntosh, F. G., mgr

91 Albert hotel—Fraser, Miss Mary

Victoria st

1893

79 Gaylard , Samuel

81 Reynor, Mrs Mary

83 Burrow, William

Widner, Philip

Right-of-way

Albert Hotel-Farrell,

Victoria st

1891, 2219

(Purvis)

Mrs Rogers x-out, Pat Cleary owner of 81, 83 both BH 5

SURVEYED PLACES

rooms, 25x66, £40

1886,

(Purvis)

2305-

Fred Ma...? x-out to Mrs Rainer, Pat Cleary owner of 17,
19 both BH 5 rooms, 20x106, £40**1875,****(Bell)**

1370 Lazarus?

1371 Mrs Murphy

owner PC, both BH 5 rooms, 81 with a bath, 20x106, 81
£40, 83 £44

(English)

1870,1328 owner Bell BH 5 rooms at 15 (79) Capel St £35,
adjoining English**Property number:** 101525

Capel Street

87

**Survey Notes:**

Once part of Albert hotel, renovated Interwar?

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: - Proposed Grading: **D**Existing Streetscape Level: - Proposed Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1919-1945

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage, Hermes**

No entry.

MMBW

DP1026, 1027- c1895

shown rear of hotel with bricked entry on north.

City of Melbourne online maps

'2 storey brick building built around 1910.'

Sands & McDougall Directory of Victoria

1950, 1955 No entry

1904

Right-of-way

91 Albert hotel—Webb

SURVEYED PLACES

1893
 (83 Burrow, William
 Widmer, Phillip)
 Right-of-way
 Albert hotel—

Property number: 573407

Chetwynd Street

1 -3

Charles Barber's
 shop and two
 residences

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **A**

Proposed Grading: **A**

Existing
 Streetscape Level: **1**

Proposed
 Streetscape Level: **1**

What date or era does the place express (if any)?

Creation date (if available)? 1867

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

- 8.2 Housing the population
 5.5 Building a manufacturing industry

Recommendations (if any)

Check Heritage Places Inventory July 2015 address conformity with City of Melbourne property data.

References (if any):

Heritage Places Inventory July 2015
 1-3 Chetwynd street A1

City of Melbourne online maps, com GIS map
 shows as 3 Chetwynd Street

Lewis, M. Australian Architecture Index:
 `2 01 1867 City of Melbourne registration no 1815
 [Burchett Index]. Fee 1.10.0 building Stanley near cnr

SURVEYED PLACES

Stanley & Chetwynd; Owner Barber,- Builder Holmes & Co

Newspapers:

'The Argus': 1/1/1870

MARRIAGES.

...

WILLIAMS—KNIGHT.—On the 28th ult., at the **residence of Mr. C. Barber, Chetwynd and Stanley**

streets, Melbourne, by the Rev. N. Kinsman, John, the third son of Mr. James Williams, of Hoddesdon, Hertfordshire, England, to Elizabeth Sarah, second daughter of Thomas Knight, builder, Chertney, Surrey, England.

Probate, VPRO

Charles Barber Cooper W Melbne 3 Mar 1897 64/360 VPRS 28/P0, unit 822; VPRS 28/P2, unit 458' £830 estate to daughter Fanny Eliza Stephan. Henry and Marian Wraith, storekeepers, Bright and Harrietteville as executors. Property includes this building as a ten room house of stone and brick, iron roof occupied by deceased.

Occupier of house, personal communication 2015

States descended from original owners, notes evidence of early roof inside building when in one storey form; also indication of early staircase and the cellar.

i-Heritage search results: Abstract of Building Identification Form (BIF)

1,3 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

A 1

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

A cooper, Charles Barber owned these houses from their construction in 1867 until past 1897. He lived in 1 Chetwynd Street during that time and for a period is listed as also residing in 3 Chetwynd Street (1873-1882). For the rest of the time he leased it to such people as Henry Cooke a merchant; Thomas Davey and Helen Lynch.

Integrity Good

Condition Good

Original Building Type

History Not Assessed

Description/Notable Features

Builders, Holmes and Co., constructed this parapeted, two-storey corner row, of quoined, rock face basalt masonry. Multi-paned window sashes are typical and show windows (2) in 1 Chetwynd Street have survived, as has the heavily moulded four-panel door, which differs from the shallow mouldings on the private residences adjoining. Of note is the street name plate, fixed to the wall in the traditional way. The building is at the street alignment. Notable features include shopfront, stone finish, design. Enamel street sign on wall.

Statement of Significance

Architecturally, high integrity, uncommon well-laid wall material, unusual combination of uses in a row, early construction date and obvious corner siting give this building State significance. Historically, owned and occupied by a man of a horse-trade allied occupation typical of the study area and prominently located: of local importance.

Recommended Alterations

Maintain existing trim colours or repaint in original colours; record show-window and street-name details for restoration data. Chimney gone (inappropriate - reinstate original design)

Other Comments Integrity - Generally intact, existing colour scheme sympathetic. Streetscape - A major corner building at the brow of the Chetwynd Street hill, linked with the later 9 Chetwynd (qv), 5, 7 and 8 Stanley (qv) by period detail and parapeted form.

MMBW DP732, c1896

Corner Stanley, Chetwynd Streets: shown adjoining 8 Stanley Street on south.

Sands & McDougall Directory of Victoria

1893

Chetwynd st-W side

Stanley.st

3 Mackie, Peter

5 Miles, Walter

Stanley st-N side

Chetwynd st

2 Barber, Charles, cooper

8 Proud, John T.

1880

Chetwynd st-W side

21 Howard, Charles

19 Mooney, James

17 Barber, Charles

King st

Stanley st-N side

Chetwynd St

Strachan, William ,

Blair David,

Eades pl

City of Melbourne Rate Books**North and West Melbourne Conservation Study 1983**

also 2 Stanley Street

1867; 1736; 1896-97, 2316,7; 1869, 1919; 1885-6, 2341-2

City of Melbourne Valuers Books

1870 1958 Chas Barber owner

CB in stone shop 4 rooms and cellar, £35

D Parr stone house 5 rooms, £30

1891, 2301

1- Chas Barber owner-occupier (Willm Green x-out as occupier) stone house 4 rooms £35

3- Willm Green stone house 3 rooms £30

34x40 both

North and West Melbourne Conservation Study (1983)

History

A cooper, Charles Barber owned these houses from their construction in 1867 until past 1897. He lived in 1

SURVEYED PLACES

Chetwynd Street during that time and for a period is listed as also residing in 3 Chetwynd Street (1873-1882). For the rest of the time he leased it to such people as Henry Cooke a merchant; Thomas Davey and Helen Lynch.

Description

Builders, Holmes and Co., constructed this parapeted, two-storey corner row, of quoined, rock face basalt masonry. Multi-paned window sashes are typical and show windows (2) in 1 Chetwynd Street have survived, as has the heavily moulded four-panel door, which differs from the shallow mouldings on the private residences adjoining. Of note is the street name plate, fixed to the wall in the traditional way. The building is at the street alignment.

Integrity - Generally intact, existing colour scheme sympathetic.

Streetscape - A major corner building at the brow of the Chetwynd Street hill, linked with the later 9 Chetwynd (qv), 5, 7 and 8 Stanley (qv) by period detail and parapeted form.

Significance

Architecturally, high integrity, uncommon well-laid wall material, unusual combination of uses in a row, early construction date and obvious corner siting give this building State significance.

Historically, owned and occupied by a man of a horse-trade allied occupation typical of the study area and prominently located: of local importance.

Recommendations

Maintain existing trim colours or repaint in original colours; record show-window and street-name details for restoration data. Chimney gone (inappropriate - reinstate original design)

Property number: 101913

Chetwynd Street

5

**Survey Notes:**

Early terracotta chimney pot distinctive - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D

Proposed Grading: D

Existing

Streetscape Level: 2

Proposed

Streetscape Level: 1

What date or era does the place express (if any)?

Creation date (if available)? 1837-1875

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

5 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Early Victorian
 Period 1850-75 - Early Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah (altered) and fence
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah altered, verandah floor (inappropriate -
 reinstate original design/sympathetic alternative)

MMBW DP732, c1896

Near corner Stanley, Chetwynd Streets, shown near identical to number 7 Chetwynd Street.

North and West Melbourne Conservation Study (1983)

BIF date 1991

Property number: 101914

Chetwynd Street**7****Survey Notes:**

Corner site, adding prominence, - otherwise generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading: D****Proposed Grading: D****Existing****Streetscape Level: 2****Proposed****Streetscape Level: 1****What date or era does the place express (if any)?****Creation date (if available)?** 1837-1875**Creation era?** **Victorian-era** **Edwardian-era** **Early Victorian-era** **Interwar** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Scientific value** **Not assessed for heritage values** **Historical value** **Social value****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

7 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

SURVEYED PLACES

Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Poor
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include the verandah.
 Statement of Significance
 Not Assessed

Recommended Alterations

New fence and verandah floor, verandah detail gone (inappropriate - reinstate original design/sympathetic alternative)

MMBW DP732, c1896

Near corner Stanley, Chetwynd Streets, shown near identical to number 7 Chetwynd Street.

Property number: 101915

Chetwynd Street**9****Shoreham, or Duke's house and stable****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** B**Proposed Grading:** B**Existing Streetscape Level:** 2**Proposed Streetscape Level:** 1**What date or era does the place express (if any)?****Creation date (if available)?** 1898

- Creation era?**
- Early Victorian-era
 Victorian-era
 Edwardian-era
- Interwar
 Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
 Scientific value
 Not assessed for heritage values
- Historical value
 Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
 Not significant or contributory
- Significant individually
 Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Assess interior given historical description.

References (if any):**Australia, Electoral Rolls, 1903-1980**

Victoria, Melbourne, Railway

Name: Walter Duke

Gender: Male

Electoral Year: 1903

Subdistrict: Railway

State: Victoria

District: Melbourne

Country: Australia'

1903, 1905, 1906:

Duke, Walter 9 Chetwynd Street, independent means;

SURVEYED PLACES

Harriett home duties (h.d.)

Newspapers:**Duke**

`The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 17 November 1870

`Walter Duke, aged 31, a stoker on the Victorian Railways, living in Lonsdale-street, was admitted likewise (to hospital) yesterday, with his right leg broken, The limb twisted under him as he was stepping from his engine at the Newmarket station,

`The Australasian' (Melbourne, Vic. : 1864 - 1946) Saturday 22 September 1906

`DUKE.—On the 17th September, at his residence, 9 Chetwynd-street, West Melbourne, Walter Duke (late of Victorian Railways), the beloved husband of Harriett, and father of Mrs. T. Opie, of Deer-park; Mrs. T. Ogden, Edmund, Victor, aged 71 years.

`The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 11 December 1906

A DISPUTED WILL.

A dispute between the members of the family of the late Walter Duke, of 9 Chetwynd street. West Melbourne, over the terms of the deceased will ...'

Died aged 71 leaving sizeable estate of £6393 - left to wife Harriett and children in varying proportions, his oldest son 4 wooden cottages in South Melbourne, with other cottages were given to daughter and Charlotte Ogden and youngest son Victor...but bulk of property given to oldest daughter Mrs Elizabeth Opie who was executrix and a Deer Park farmer- she had aided her father in administering his business matters and tended him when ill. Duke was a former officer of the railway department but had died afflicted by paralysis- proposed that he was not fit to make a will but many testified that he was.'

`The Age' (Melbourne, Vic. : 1854 - 1954) Friday 17 September 1909

Memorium

DUKE.— In sad and loving memory of our dear father, Walter Duke, who passed peacefully away at "Shoreham," Chetwynd-street, West Melbourne, on the 17th September, 1906.

Farewell, my dear, kind father,
My love is with thee still...

Inserted by his loving daughter and son-in-law;

E. A. and T. J. Opie, Deer Park.

DUKE.—In loving memory of my dear husband and - father, ...

Inserted by his loving wife and son Victor

DUKE.— In loving memory of my dear father

-Inserted by his loving daughter and son-in-law, C. and T.

O. (Ogden)

In loving memory of our dear father,...

inserted by son and daughter in law, Edmund & Louisa Duke.'

`The Age' (Melbourne, Vic. : 1854 - 1954) Wednesday 20 March 1907

THIS DAY.

At 3 o'clock.

"SHOREHAM." 9 CHETWYND-STREET,

Between VICTORIA and STANLEY STREETS WEST

MELBOURNE,

In the CITY of MELBOURNE.

ESTATE of WALTER DUKE, DECEASED.

J R. BUXTON and Co. in conjunction with R.- J- .MILLS and SONS Estate Agents, South Melbourne) are instructed by- Mrs. E. A. Opie, executrix, to sell by public auction, at their rooms, Collins-street, Melbourne facing Market-street, rear Scott s Hotel.

That handsome nearly new and very substantial RESIDENCE, known as SHOREHAM," No. 9 CHETWIND-STREET, just opposite St. Mary's Cathedral-buildings. This house was built by the deceased in 1898 for his own use and enjoyment, from plans prepared by Mr. W. H. Webb, architect, the building being erected- by Messrs, McConnell and McIntosh, the well-known contractors, and, it may fairly be claimed that it is one of the best built houses ever erected in Melbourne.

It has a handsome appearance and contains nice drawing and dining rooms, hall (7 ft. 0 in. wide), roomy and comfortable kitchen (12 ft., .8 in, x 15 ft.,) storeroom (now used as servant's bedroom), pantries, wash house with copper and troughs, and enamelled bath etc. Five very fine bedrooms upstairs, enclosed vestibule at side , good yard enclosed by brick walls and paved with bricks, and having stable for one horse. buggy house, feed room, loft etc., all carried out in brickwork of first class character. Handsome Balcony and verandah, the verandah being paved with Minton tiles. Iron palisade fence on dressed bluestone base in front.

The house has a wonderfully solid bluestone foundations all round, and lofty ceilings is splendidly fitted up throughout with marble mantelpieces. Electric lights to all rooms (27 points), gas is also laid to all rooms; wardrobes, cupboards, dresser, &c.

Bronze statuette on newel post in hall; cathedral glass, glass sidelights and skylight. Copper and brass electroliers, etc first class doors, skirtings and architraves, expensive and handsome fibrous plaster ceilings etc.

The place is in perfect order throughout and from the front fence to the back wall of the stable at the end of the yard has not a blemish or defect about it, it is rare indeed and very gratifying to find such an honestly constructed house, built like its neighbour, the cathedral, opposite not for a day but for centuries.

Anyone wanting a good home or an exceptionally sound investment is earnestly advised to inspect this property... Title, Crown certificate. . Terms-cash in a month.'

Webb

`North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 12 March 1886

IMPROVEMENT ASSOCIATIONS

The usual meeting of the West Melbourne Mutual Improvement Association was held in the lecture hall of the Independent Church last Friday week, Vice. president P.. Purves presiding. Stray leaves formed the subject of the evening, when three of an interesting character were read and debated upon by the members :-1. Music and its Power; 2. Local Option; 3. Selections from Charles Dickens, viz., The Village Schoolmaster and The Scholar's Deathbed, with comments thereon. These papers were well received, and bespoke very favourable comments on the merits of the anonymous writers. During the preliminary business

of the evening the annual election of delegates and members to represent the association on the executive of the Victorian Improvement Societies' Union took place, when the following gentlemen were appointed as delegates to the convention to be held during this month :-Messrs W. H. Webb, J. H. Cayzer, W. J. Cooper, II. Purves, and the secretary, James Spittle ;Messrs W. H.

SURVEYED PLACES

Webb, Cooper and the secretary being elected to membership of the executive committee of the union for the ensuing year. Throughout, the proceedings were of an interesting and enthusiastic character.'

'The Argus' (Melbourne, Vic. : 1848 - 1957) Tuesday 5 February 1889

'West Melbourne LIBERAL Association.

A meeting of the West Melbourne Liberal Association was held last night in the Primitive Methodist schoolroom, Miller-street, for the purpose of selecting candidate to represent West Melbourne in the ensuing Parliament. The chair was occupied by Mr. W. H. Webb, president of the association, and there were about 50 persons present...'

'The Age' (Melbourne, Vic. : 1854 - 1954) Monday 18 February 1889

'NORTH AND WEST MELBOURNE TEMPERANCE POLITICAL COUNCIL.

A meeting of the above council was hold in the North Melbourne) Coffee Palace, on Friday, the 15th inst., at 8 p.m. Mr. AV. H. Webb, president, occupied the chair ; 57 members were present...It was also decided that a temperance public demonstration should he held shortly in the local town hall, of which due notice will be advertised in the daily papers, to support the decision arrived at. The meeting then adjourned to Thursday next, a hope being expressed by the president that all supporters of the principles advocated by the council would become members and thus assist to give effect to the selections made.'

'North Melbourne Advertiser' (Vic. : 1873 - 1894) Friday 16 May 1890

'NORTH AND WEST MELBOURNE TEMPERANCE POLITICAL COUNCIL.

The above body hold its annual meeting at Ekman's ... Palace, on Friday evening, the president, Mr W. H. Webb, presiding, there being present- Councillor Laurens, Messrs Clement Davidson, Taylor (Secretary), and about fourteen members.

The president said that financially the demonstration held recently had been a success. He believed that they had the backbone of the population with them, and should they take a poll he was sure they would meet with very general support. He would suggest that a poll be taken even if they failed, and a committee should be appointed to consider the question.

Mr. J. Wylie said it had cost the country £20,000 to close 17 hotels, and the taking of a poll would only mean shutting up A's house to give trade to B. He considered the compensation clause iniquitous, and would resign his membership as he could not join in with any poll worked on compensation lines.

The chairman said they could not help the law. He quite agreed with Mr Wyle, but what could they do in the present state of affairs. Mr Wylie left the room. Mr Charles Butler of Parkville, was elected a member of the council...'

'The Age' (Melbourne, Vic. : 1854 - 1954) Saturday 9 August 1890

'THE NORTH MELBOURNE LOCAL OPTION LEAGUE.

A meeting of the principal working members of the North Melbourne Local Option League was held in the Friendly Societies' hall, Queensberry-street, last night, when Mr. W. H. Webb occupied the chair. Fourteen members were present, including Mr. J. Laurens, M.L.A....

The meeting discussed the question of taking a local option poll in either North or West Melbourne, but no decision was arrived at as to the district to be selected for the first contest, although the opinion was expressed that there was not as yet much prospect of carrying a poll for closing hotels without compensation in North Melbourne...'

i-Heritage search results: Abstract of Building Identification Form (BIF)

9 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level B 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Integrity Good

Condition Fair

Original Building Type

History

Walter Duke, who operated a carriage building company with his brother, built this house in 1898 and lived there until after 1900.

Description/Notable Features

North Melbourne architect, William Webb, designed this ornately decorated, two-storey face-brick and stucco house, with a two-level cast-iron verandah and iron picket fence. Local builders, McConnell and McIntosh carried out this design. A pired and balustraded parapet, with a central segment-arched entablature, surmounts a dentilated cornice with a foliated frieze to the secondary entablature and tympanum. Candle-snuffer pinnacles to the verandah walls are supported by deep brackets which are repeated at the storey line, as are the pinnacles on the fence piers. Balloon arches in the iron friezes, reflect the full arched openings, which are picked out with contrasting brick and flanked by colonettes, and the spoked fanlight to the side-lit doorway. Notable features include verandah, details, finishes, design and fence.

Statement of Significance

Architecturally, of a common inner suburban form and of a late date but richly and skilfully decorated, near original and part of a related streetscape: of regional importance. Historically, owned by a man of the horse-trade allied industry of carriage building, so pertinent to North Melbourne's proximity to the horse markets: of regional importance.

Recommended Alterations

Repaint, trim in typical or original colours; rebuilt fence post pinnacle to match existing; examine parapet for evidence of urns and replace as desired. Stone plinth painted (inappropriate - remove by approved method)

Other Comments

Integrity - Generally original except the northern fence post (missing a pinnacle) and possible loss of parapet urns. Streetscape - Contributing part of a group of 19th century

SURVEYED PLACES

housing pivoting around 1-3 Chetwynd (qv) and including 8, 2 Stanley, 5-7 Chetwynd and the distant but similar 21-5.

Lewis, M. Australian Architecture Index:

`21 02 1898 City of Melbourne registration no 7122

[Burchett Index]. Fee 2.10.0 house;

Architect/s: Webb, W H[?] [?]

Owner: Duke, Walter; Builder: McConnell & McIntosh - Leveson St Nth Melb'

Some of the many work by William Henry Webb

`40618 Carlton VIC Shops Webb, William H[?] 1888 12 22

33657 North Melbourne VIC Office Buildings Webb,

William H[?]1888 3 10

40704 North Melbourne VIC Shops Webb, William

H[?]1889 11 9

28057 North Melbourne VIC Houses Webb, William H

1889 6 15

28023 North Melbourne VIC Houses Webb, William H

1889 7 20

27969 North Melbourne VIC Houses Webb, William H

1889 7 6

45645 North Melbourne VIC Stables; Warehouses

Webb, William H 1889 9 21

4741 Webb, William H[?]1890 5 10

13119 Taylor, John Taylor, John North Melbourne VIC

Factories; Houses Webb, William H[?]1890 5 17

27829 Flemington VIC Houses Webb, William H[?] 1890 6

14

27830 Flemington VIC Houses Webb, William H[?]1890 6

14

6175 Fitzgerald Street VIC Webb, William H[?]1890 6 7

13120 Hutt, T - King William Street North Melbourne

VIC Factories; Houses Webb, William H[?]1890 6 7

27983 North Melbourne VIC Houses Webb, William H[?] 1890 7 19

1890 7 19

27985 North Melbourne VIC Warehouses Webb,

William H 1890 8 23

40746 North Melbourne VIC Shops Webb, William

H[?]1890 8 9

40747 North Melbourne VIC Shops Webb, William H

1890 8 9

27977 North Melbourne VIC Houses Webb, William

H[?]1891 1 3

40711 North Melbourne VIC Shops Webb, William

H[?]1891 1 31

40712 North Melbourne VIC Shops Webb, William

H[?]1891 1 31

26954 North Melbourne VIC Houses Webb, William

H[?]1891 10 24

28418 West Melbourne VIC Houses Webb, William H

1891 2 14

28058 North Melbourne VIC Houses Webb, William

H[?]1891 2 28

28059 North Melbourne VIC Houses Webb, William

H[?]1891 3 7

40708 North Melbourne VIC Houses; Shops Webb,

William H[?]1891 6 13

26944 North Melbourne VIC Houses; Shops Webb,

William H[?]1891 6 20

40755 North Melbourne VIC Shops Webb, William H

1891 8 1

40756 North Melbourne VIC Shops Webb, William H

1891 8 22

26933 North Melbourne VIC Houses Webb, William H

1892 4 26

4742 Webb, William H[?]1893 9 23'

MMBW DP732 1896

Shown near vacant land with shed at rear; corner site to R.O.W. that goes to stable in L-shape block

Google Earth view

Shows stable at rear of 9 Chetwynd Street.

North and West Melbourne Conservation Study (1983)

cites:

9 Chetwynd Street

1 RB 1898, 2206; RB 1899-1900, 2283

2: PA 7122/1898

City of Melbourne Rate Books

North and West Melbourne Conservation Study 1983

9 Chetwynd Street

1 RB 1898, 2206; RB 1899-1900, 2283

North and West Melbourne Conservation Study (1983)**History**

Walter Duke, who operated a carriage building company with his brother, built this house in 1898 and lived there until after 1900.

Description

North Melbourne architect, William Webb, designed this ornately decorated, two-storey face-brick and stucco house, with a two-level cast-iron verandah and iron picket fence. Local builders, McConnell and McIntosh carried out this design. A pierced and balustraded parapet, with a central segment-arched entablature, surmounts a dentilated cornice with a foliated frieze to the secondary entablature and tympanum. Candle-snuffer pinnacles to the verandah walls are supported by deep brackets which are repeated at the storey line, as are the pinnacles on the fence piers. Balloon arches in the iron friezes, reflect the full arched openings, which are picked out with contrasting brick and flanked by colonettes, and the spoked fanlight to the side-lit doorway.

Integrity - Generally original except the northern fence post (missing a pinnacle) and possible loss of parapet urns.

Streetscape - Contributing part of a group of 19th century housing pivoting around 1-3 Chetwynd (qv) and including 8, 2 Stanley, 5-7 Chetwynd and the distant but similar 21-5.

Significance

Architecturally, of a common inner suburban form and of a late date but richly and skilfully decorated, near original and part of a related streetscape: of regional importance. Historically, owned by a man of the horse-trade allied industry of carriage building, so pertinent to North Melbourne's proximity to the horse markets: of regional importance.

Recommendations

Repaint, trim in typical or original colours; rebuilt fence post pinnacle to match existing; examine parapet for evidence of urns and replace as desired. Stone plinth painted (inappropriate - remove by approved method)

SURVEYED PLACES

Property number: 101916

Chetwynd Street

12

Dr Moore's row
houses and shop,
12-20 Chetwynd
Street, 62-74
Rosslyn Street, part

Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

Existing
Streetscape Level: 3Proposed
Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1868

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
 `11 03 1868 City of Melbourne registration no 2499
 [Burchett Index]. Fee 11.0.0'
 seven houses;
 Owner: Moore, Dr George
 Builder: Noble, Thomas - Capel Street
 See also 62-74 Rosslyn Street

VPRO Probate

SURVEYED PLACES

`George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'

Real Estate: May 1915 includes V365 F 72820- 1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages , value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

Australia, Electoral Rolls, 1903-1980

1912 `George Moore 7 Marlton Cres, St Kilda, med pract. '

Victorian Parliamentary Papers (VPP)

`Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'

1891, No 178, p101-

(Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

`Dr. George :Moore, examined. doctor of medicine.

...

Where do you reside ?

-At St. Kilda and Moe, Gippsland.

What experience, have you of coalmining ?

-I have been connected with coal mining since 1882.

4333. In this district ?-Yes.

4334. Where and how ?

-In the Narracan Valley, about four miles from Moe.

4335. A seam of coal was discovered there ?

-Yes, some year or two before that by a Mr. Milia.

A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, :Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

43:36. That was how it was formed ?

-Yes. An outcrop in Mr. Stephenson's ground was discovered in a gully by a man cutting scrub; the coal was visible.

4337. Is that outcrop near the mouth of the tunnel of the present mine?

-Half-a-mile this side.

4338. North-west?-Yes.

4339. Up the hill ?-Towards Mr. Stephenson's house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

4358. Do you think the fact of there being coal there had any thing to do with the construction of the Narracan Valley railway line ?

-I think it had a good deal to do with it., and if it had not been for the mine there never would have been a railway there.

4359. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line ?

-I believe they did so.

4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line ?

-That is perfectly correct .. I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed. ...etc.'

Newspapers:

`The Age' 15/3/1869

`SMALLPOX IN HOTHAM.....

(warning of by) GEORGE MOORE, M.R.C.S.L.

Public Vaccinator for North Melbourne. Hotham.'

`The Argus': 29/12/1870

`Wanted person to WET NURSE infant- apply ...2 Moore's cottages'.

`The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 2 August 1873

`THE HOTHAM TRAGEDY.

The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham...`Dr. George Moore stated that after Mr. Johnson's evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances accorded with opium poisoning.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 15 June 1878

`SUICIDE AT HOTHAM.

Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp...

`George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind. '

`Australian Medical Journal' 1884, V6

`The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: " " Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henthorne; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they

SURVEYED PLACES

resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman's connection with the case then ceased.

"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox." In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private, patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

`The Argus': 28/8/1920

`WEDNESDAY-NEXT.

_ At Three O'clock. On the Property.

Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE

Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore, REALISING AUCTION SALE Of SPLENDID INVESTMENT PROPERTY...

Comprising

TERRACE of 10 COTTAGES and SHOP,

...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute,' Walk to G.P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.

The Land Has 151ft Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.

Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

`The Argus': 17/9/1923

`MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

12-20 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon.

He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles

Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance

Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommended Alterations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

North and West Melbourne Conservation Study (1983)

Cites:

12-20 Chetwynd Street, 62-74 Rosslyn Street

1 PA 2499, 11/3/68. 1895; D. 1885

2: ibid; D. 1884, 1885; D. 1895

SURVEYED PLACES

1893

Chetwynd st-E side

Rosslyn st

12 Out

14 Out

16 Tyrrell, Walter

18 Jacobe, Henry

20 Hart. Charles

22.0'Donnell, WiJJiam

Rosslyn St N side

58 Davies & White, signwr

Moore' s cots-

62 McAtee, Thomas

64 Davis Lewis,

66 Charles Brown

68 Pretty, William

70 Vacant

72 Sowter, F. J., watchmkr

74 Sowter ,Mrs R., dressmr

King st

(Moore, Dr George, 3 Dickens -et, St. K.)

1880

Chetwynd st-E side...

10 Hardie, John

Moore's cottages-5 to 1

5 Iredale, Wilson

4 Arthur, Charles

3 Basham, Mrs Eliza

2 Madden, John

Rosslyn st

Rosslyn St N side

...

Moore's cot-6 to 1

6 McAtee, Thomas

5 Robertson, James

4 Baker, Edward

3 O'Neil, John

2 Kelleher, Michael

1 Sowter, Ralph

Sowter, Mrs, tracing for braiding& dress-maker

King st

City of Melbourne Valuers Books**1891, 2616-**

74- 62 Rosslyn St owned by Geo Moore BH 3 rooms,

16x40 £26, B shop 3 rooms £40

2296-

12-20 Chetwynd St owned by Geo Moore BH 3 rooms,

16x40 £26,

North and West Melbourne Conservation Study (1983)**History**

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

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A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn

Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

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Recommendations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)

Property number: 101971

SURVEYED PLACES

Chetwynd Street	14	Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **C** Proposed Grading: **C**

Existing Streetscape Level: **3** Proposed Streetscape Level: **3**

What date or era does the place express (if any)?

Creation date (if available)? 1868

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

Lewis, M. Australian Architecture Index:
 `11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0'
 seven houses;
 Owner: Moore, Dr George
 Builder: Noble, Thomas - Capel Street
 See also 62-74 Rosslyn Street

VPRO Probate

Graeme Butler & Associates 2015: Appendix 2:

252

`George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'

Real Estate: May 1915 includes V365 F 72820- 1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages , value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

Australia, Electoral Rolls, 1903-1980

1912 `George Moore 7 Marlton Cres, St Kilda, med pract. '

Victorian Parliamentary Papers (VPP)

`Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'

1891, No 178, p101-

(Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

`Dr. George :Moore, examined. doctor of medicine.

...

Where do you reside ?

-At St. Kilda and Moe, Gippsland.

What experience, have you of coalmining ?

-I have been connected with coal mining since 1882.

4333. In this district ?-Yes.

4334. Where and how ?

-In the Narracan Valley, about four miles from Moe.

4335. A seam of coal was discovered there ?

-Yes, some year or two before that by a Mr. Milia.

A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, :Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

43:36. That was how it was formed ?

-Yes. An outcrop in Mr. Stephenson's ground was discovered in a gully by a man cutting scrub; the coal was visible.

4337. Is that outcrop near the mouth of the tunnel of the present mine?

-Half-a-mile this side.

4338. North-west?-Yes.

4339. Up the hill ?-Towards Mr. Stephenson's house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

4358. Do you think the fact of there being coal there had any thing to do with the construction of the Narracan Valley railway line ?

-I think it had a good deal to do with it., and if it had not been for the mine there never would have been a railway there.

4359. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line ?

-I believe they did so.

SURVEYED PLACES

4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the Minister as to the need of that line ?

-That is perfectly correct .. I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed. ...etc.'

Newspapers:

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12-20 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

SURVEYED PLACES

C 3

Conservation Study Details

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North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

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Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

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Recommended Alterations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

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Rosslyn St N side

58 Davies & White, signwr

Moore' s cots-

62 McAtee, Thomas

64 Davis Lewis,

66 Charles Brown

68 Pretty, William

70 Vacant

72 Sowter, F. J., watchmkr

74 Sowter ,Mrs R., dressmr

King st

(Moore, Dr George, 3 Dickens -et, St. K.)

1880

Chetwynd st-E side...

10 Hardie, John

Moore's cottages-5 to 1

5 Iredale, Wilson

4 Arthur, Charles

3 Basham, Mrs Eliza

2 Madden, John

Rosslyn st

Rosslyn St N side

...

Moores cot-6 to 1

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SURVEYED PLACES

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Property number: 506140

Chetwynd Street**15 -19****Gardini Motor
Company garage****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** C**Existing
Streetscape Level:** 2**Proposed
Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1923-4

- Creation era?**
- Victorian-era
- Edwardian-era
- Early Victorian-era
- Interwar
- Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.5 Building a manufacturing industry

5.2 Melbourne as a trading port

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Building Permit Application**

1923 5879 £3370 erection of a garage
Amended ground plan for garage shows open plan, with trussed roof, B Dunstan Reynolds, Architect 19 Queen Street, Melbourne - see files ordered for owner.

MMBW

DP732 c1895

Shows as three row houses

Electoral Rolls

SURVEYED PLACES

1914, 1924 Bruto Gardini wine merchant 7 Chetwynd St, North Melbourne; also Bice Gardini, HD
 1924 Bruto Gardini also at 107-111 Lonsdale St, Melb - leasehold warehouse, wine merchant
 1931 Bruto Gardini 309 Hawthorn Rd, Caulfield, merchant; Anthony Gardini also

Probate, VPRO

Bruto Gardini, merchant, 5 Jan 1934.

Personal communication, 2015

Occupant of 3 Chetwynd Street recalls his brother buying a car from this show room, selling large cars of North American origin.

Headstone Index

Bruto Gardini, Coburg Cemetery born 1874 also

Joseph Fabri (-1918)

Caterina Gardini (Fabri)

(1862-1940)

wife Beatrice Gardini (Argenti)

(1877-1941)

Museum of Victoria

See 'History of immigration from Italy'

<http://museumvictoria.com.au/origins/history.aspx?pid=32>

i-Heritage search results: Abstract of Building**Identification Form (BIF)**

15 TO 19 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Neo-Greg

Period 1926-39 - Inter War

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include cement details

Statement of Significance Not Assessed

Recommended Alterations

New shutter door (inappropriate - reinstate original

design/sympathetic alternative) bricks painted

(inappropriate - remove by approved method)

North and West Melbourne Conservation Study (1983)

BIF 1991 shows as near original except for roller door.

Building Permit Applications

15-19 Chetwynd Street.

Building Permit Applications 2358, 6134, 7095, 10104,

11577.

Notes on occupancy- Army Ordinance Stores, Water heating appliances.

Newspapers:

'The Sydney Morning Herald' (NSW : 1842 - 1954)

Tuesday 11 April 1911

'ROYAL SHOW WINE AWARDS. Judging in the wine

section of the Royal Show was continued on Saturday. The judges

were Professor Blunno (light wines) and Mr. Robert

Caldwell (sweet wines). The judges

acted in conjunction in the sparkling wines.

Miscellaneous Products of the Vine.-Australian vermouth:

Thos, Hardy and Sons, Ltd., 1; Fabri and Gardini, 2...'

'North Melbourne Courier and West Melbourne

Advertiser' (Vic. : 1895 - 1913) Friday 15 August 1913

'HEALTH ACT PROSECUTIONS.

Inspector J. W. Mellis, -f the Board of-Health, charged

Bruto Gardini, a person engaged in the sale of wine, with

having failed to cause a glass washing machine to, be kept clean.

The inspector said that on June 19th, he called at Gardini's

wine shop in Chetwynd-St., and found that a machine on

the counter for washing glasses was not clean. The glasses

stood upside, down on a perforated plate, and this was

greasy, and there was some sediment in the bottom of the machine.

To defendant's solicitor-The rest of the place, was

remarkably clean, and defendant cleansed the machine at

once.

A fine of .40/-, with 10/6 costs, was imposed.'

'The Register' (Adelaide, SA : 1901 - 1929) Saturday 16

September 1916

'AUSTRALIAN WINES.

VICTORIAN SHOW AWARDS.

MELBOURNE, September 15.

The awards in the Australasian wines section in

connection with the approaching Royal Show were

announced to-day. Subsequently Mr. W. Senior (Chairman

of the judges) stated that the wines exhibited were, on the

whole, the best he had adjudicated upon, in his

experience of 15 consecutive years at the show. White

wine, full bodied, sweet, two 'years old or more— Mr. W.

H Chambers, 1; Messrs. Fibri & Gardini, 2...White wine, full

bodied, dry, sherry type, two years old or more— Messrs.

Fibri & Gardini, 1...'

'Daily Commercial News and Shipping List' (Sydney, NSW :

1891 - 1954) Wednesday 4 November 1925

'Fabbri and Gardini Pty., Ltd., wine and spirit merchants,

general importers and 'warehousemen. Formed to acquire

as a going concern the business of Fabbri and Gardini, at 9

Chetwynd Street, North Melbourne. Capital: £10,000 in £1

shares. Directors: Bruto Gardini, Antonio Gardini, Dante

Gardini.'

'The Argus': 7/1/1953

'TYPISTE-CLERK.

18-25 years, with knowledge of bookkeeping.

Hours, 9 to 5. 5-day week. Good salary and conditions.

Apply Personally.

FABBRI & GARDINI PTY. LTD..

FABBRI & GARDINI PTY. LTD.,

47 Chetwynd Street,

North Melbourne.'

SURVEYED PLACES**Domain web site**

27 October 2012

Twenty-car garage and a unique historic pad - Domain Effie Mann

`When the Gardini Motor Company built this warehouse in 1925, it selected the gritty West Melbourne location for its convenience, storing its vehicles and machinery under the solid brick beauty's eight-metre ceilings.

These days, Melbourne's old inner-city industry has metamorphosed into new-age residency. Rustic warehouses provide the much-longed-for space apartment living just can't satisfy, and enable work-life balance with room to set up a shop, office or studio under the same roof.

Who better to oversee such a transformation than architect Susan Banks, who renovated the 698-square-metre property to incorporate two floors of living space about 15 years ago?

Behind the ivy-covered facade are three bedrooms, two bathrooms and an open-plan kitchen, dining and lounge. A large rooftop garden adjoins the latter - sitting above the iconic Gardini sign. There's still space to park a car or 20 in the adjoining warehouse, which, with laneway access, provides scope for development.

No.15-19 Chetwynd Street is a stroll from Errol Street and a trolley trawl from the Queen Victoria Market.

Hocking Stuart (9328 8388) is quoting between \$2.5 million and \$2.7 million, with the auction at 1pm on November 17. architect Susan Banks.'

Sands & McDougall Directory of Victoria

1939, 1950 Pyrox P/L factory

1935

Gray, Nevil P/L egg exporters

1930

vacant

1925

Gardini Motors Company, motor garage

1920

7 Woods. Robt.

9 Laird, Douglas

15 Benjamin. Mrs M.

17 Penman, Thomas

19 Dodd, Henry

City of Melbourne Valuers Books

1930, 1914 Bruto Gardini owner 15-19 B Gar 57x100'

Property number: 101917

Chetwynd Street

16

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** C**Proposed Grading:** C**Existing Streetscape Level:** 3**Proposed Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1868

- Creation era?**
- Victorian-era Interwar
- Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
- Scientific value Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
- Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):

Lewis, M. Australian Architecture Index:
 `11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0'
 seven houses;
 Owner: Moore, Dr George
 Builder: Noble, Thomas - Capel Street
 See also 62-74 Rosslyn Street

Probate, VPRO

SURVEYED PLACES

`George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'

Real Estate: May 1915 includes V365 F 72820- 1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages , value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

Australia, Electoral Rolls, 1903-1980

1912 `George Moore 7 Marlton Cres, St Kilda, med pract. '

Victorian Parliamentary Papers (VPP)

`Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'

1891, No 178, p101-

(Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

`Dr. George :Moore, examined. doctor of medicine.

...

Where do you reside ?

-At St. Kilda and Moe, Gippsland.

What experience, have you of coalmining ?

-I have been connected with coal mining since 1882.

4333. In this district ?-Yes.

4334. Where and how ?

-In the Narracan Valley, about four miles from Moe.

4335. A seam of coal was discovered there ?

-Yes, some year or two before that by a Mr. Milia.

A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, :Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

43:36. That was how it was formed ?

-Yes. An outcrop in Mr. Stephenson's ground was discovered in a gully by a man cutting scrub; the coal was visible.

4337. Is that outcrop near the mouth of the tunnel of the present mine?

-Half-a-mile this side.

4338. North-west?-Yes.

4339. Up the hill ?-Towards Mr. Stephenson's house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

4358. Do you think the fact of there being coal there had any thing to do with the construction of the Narracan Valley railway line ?

-I think it had a good deal to do with it., and if it had not been for the mine there never would have been a railway there.

4359. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line ?

-I believe they did so.

4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line ?

-That is perfectly correct .. I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed. ...etc.'

Newspapers:

`The Age' 15/3/1869

`SMALLPOX IN HOTHAM.....

(warning of by) GEORGE MOORE, M.R.C.S.L.

Public Vaccinator for North Melbourne. Hotham.'

`The Argus': 29/12/1870

`Wanted person to WET NURSE infant- apply ...2 Moore's cottages'.

`The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 2 August 1873

`THE HOTHAM TRAGEDY.

The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham...`Dr. George Moore stated that after Mr. Johnson's evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances accorded with opium poisoning.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 15 June 1878

`SUICIDE AT HOTHAM.

Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp...

`George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind. '

`Australian Medical Journal' 1884, V6

`The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: " " Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henthorne; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they

SURVEYED PLACES

resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman's connection with the case then ceased.

"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox." In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private, patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

`The Argus': 28/8/1920

`WEDNESDAY-NEXT.

_ At Three O'clock. On the Property.

Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE

Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore, REALISING AUCTION SALE OF SPLENDID INVESTMENT PROPERTY...

Comprising

TERRACE of 10 COTTAGES and SHOP,

...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute,' Walk to G.P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.

The Land Has 151ft Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.

Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

`The Argus': 17/9/1923

`MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

12-20 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon.

He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles

Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance

Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommended Alterations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

North and West Melbourne Conservation Study (1983)

Cites:

12-20 Chetwynd Street, 62-74 Rosslyn Street

1 PA 2499, 11/3/68. 1895; D. 1885

2: ibid; D. 1884, 1885; D. 1895

SURVEYED PLACES

1893

Chetwynd st-E side

Rosslyn st

12 Out

14 Out

16 Tyrrell, Walter

18 Jacobe, Henry

20 Hart. Charles

22.0'Donnell, William

Rosslyn St N side

58 Davies & White, signwr

Moore' s cots-

62 McAtee, Thomas

64 Davis Lewis,

66 Charles Brown

68 Pretty, William

70 Vacant

72 Sowter, F. J., watchmkr

74 Sowter ,Mrs R., dressmr

King st

(Moore, Dr George, 3 Dickens -et, St. K.)

1880

Chetwynd st-E side...

10 Hardie, John

Moore's cottages-5 to 1

5 Iredale, Wilson

4 Arthur, Charles

3 Basham, Mrs Eliza

2 Madden, John

Rosslyn st

Rosslyn St N side

...

Moores cot-6 to 1

6 McAtee, Thomas

5 Robertson, James

4 Baker, Edward

3 O'Neil, John

2 Kelleher, Michael

1 Sowter, Ralph

Sowter, Mrs, tracing for braiding& dress-maker

King st

City of Melbourne Valuers Books**1891, 2616-**

74- 62 Rosslyn St owned by Geo Moore BH 3 rooms,

16x40 £26, B shop 3 rooms £40

2296-

12-20 Chetwynd St owned by Geo Moore BH 3 rooms,

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North and West Melbourne Conservation Study (1983)**History**

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Property number: 506139

SURVEYED PLACES

Chetwynd Street	18	Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part
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HO3 North & West Melbourne Precinct

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Probate, VPRO

Graeme Butler & Associates 2015: Appendix 2:

261

`George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'

Real Estate: May 1915 includes V365 F 72820- 1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages , value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

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SURVEYED PLACES

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i-Heritage search results: Abstract of Building Identification Form (BIF)

12-20 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

SURVEYED PLACES

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon.

He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles

Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance

Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommended Alterations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

North and West Melbourne Conservation Study (1983)

Cites:

12-20 Chetwynd Street, 62-74 Rosslyn Street

1 PA 2499, 11/3/68. 1895; D. 1885

2: ibid; D. 1884, 1885; D. 1895

1893

Chetwynd st-E side

Rosslyn st

12 Out

14 Out

16 Tyrrell, Walter

18 Jacobe, Henry

20 Hart. Charles

22.O'Donnell, William

Rosslyn St N side

58 Davies & White, signwr

Moore' s cots-

62 McAtee, Thomas

64 Davis Lewis,

66 Charles Brown

68 Pretty, William

70 Vacant

72 Sowter, F. J., watchmkr

74 Sowter ,Mrs R., dressmr

King st

(Moore, Dr George, 3 Dickens -et, St. K.)

1880

Chetwynd st-E side...

10 Hardie, John

Moore's cottages-5 to 1

5 Iredale, Wilson

4 Arthur, Charles

3 Basham, Mrs Eliza

2 Madden, John

Rosslyn st

Rosslyn St N side

...

Moores cot-6 to 1

6 McAtee, Thomas

5 Robertson, James

4 Baker, Edward

3 O'Neil, John

2 Kelleher, Michael

1 Sowter, Ralph

Sowter, Mrs, tracing for braiding& dress-maker

King st

City of Melbourne Valuers Books**1891, 2616-**

74- 62 Rosslyn St owned by Geo Moore BH 3 rooms,

16x40 £26, B shop 3 rooms £40

2296-

12-20 Chetwynd St owned by Geo Moore BH 3 rooms,

16x40 £26,

North and West Melbourne Conservation Study (1983)

History

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Description

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn

SURVEYED PLACES

Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

Significance

Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance.

Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommendations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)

Property number: 506138

Chetwynd Street

20

Dr Moore's row houses and shop, 12-20 Chetwynd Street, 62-74 Rosslyn Street, part

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: C

Proposed Grading: C

Existing

Streetscape Level: 3

Proposed

Streetscape Level: 2

What date or era does the place express (if any)?

Creation date (if available)? 1868

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Lewis, M. Australian Architecture Index:**

`11 03 1868 City of Melbourne registration no 2499 [Burchett Index]. Fee 11.0.0'

seven houses;

Owner: Moore, Dr George

Builder: Noble, Thomas - Capel Street

See also 62-74 Rosslyn Street

Probate, VPRO

SURVEYED PLACES

`George Moore Medical Practitioner St Kilda Rd 28 Mar 1915 -138/547 VPRS 28/P3, unit 526; VPRS 7591/P2, unit 526'

Real Estate: May 1915 includes V365 F 72820- 1 rood, 1.3 perches- corner Rosslyn and Chetwynd Streets, West Melbourne, on which is one shop and 10 cottages , value £3200 also land at Moe £7542 i.e. £10,742 - total assets £11086/10/2

Will made at Marlton Crescent, St Kilda. Probate to Susan Jarvie

Australia, Electoral Rolls, 1903-1980

1912 `George Moore 7 Marlton Cres, St Kilda, med pract. '

Victorian Parliamentary Papers (VPP)

`Royal commission to inquire as to the best means of developing and promoting the coal industry of Victoria. 1889-91.'

1891, No 178, p101-

(Royal Commission evidence given by George Moore on the Narracan Railway and his cola mine supplying same Taken at Moe.)

`Dr. George :Moore, examined. doctor of medicine.

...

Where do you reside ?

-At St. Kilda and Moe, Gippsland.

What experience, have you of coalmining ?

-I have been connected with coal mining since 1882.

4333. In this district ?-Yes.

4334. Where and how ?

-In the Narracan Valley, about four miles from Moe.

4335. A seam of coal was discovered there ?

-Yes, some year or two before that by a Mr. Milia.

A company was formed there by Mr. Mills and his friends, but, in the course of time, that company succumbed, and some time after that I purchased a portion of the land that belonged to this company, knowing that there was coal on the place, there being an outcrop into this land. I made arrangements with my neighbours, :Mr. Stephenson, for instance, and Mr. Lithgow, through whose land the coal ran, by which we were to put our joint properties into one, and they gave me an agreement, and a long time to float a company. I succeeded in floating a company in the time, called the Moe Coal Mining Company.

43:36. That was how it was formed ?

-Yes. An outcrop in Mr. Stephenson's ground was discovered in a gully by a man cutting scrub; the coal was visible.

4337. Is that outcrop near the mouth of the tunnel of the present mine?

-Half-a-mile this side.

4338. North-west?-Yes.

4339. Up the hill ?-Towards Mr. Stephenson's house. The outcrop was visible there. Before I had the company floated I employed miners at my own expense, and I fully equipped them, and put them in that gully, and drove in a tunnel, and laid bare 3 feet of the outcrop, and on that 3 feet the company was floated...

4358. Do you think the fact of there being coal there had any thing to do with the construction of the Narracan Valley railway line ?

-I think it had a good deal to do with it., and if it had not been for the mine there never would have been a railway there.

4359. Do you know as a matter of fact that the Railway Commissioners seeing the coal there recommended the construction of the line ?

-I believe they did so.

4360. Do you know as a matter of fact that the railway Commissioners were requested to visit the Moe mine with a view of satisfying themselves as to the existence of coal there in order that they might be able to inform the :Minister as to the need of that line ?

-That is perfectly correct .. I know they were asked to visit with that object. We had made a definite offer to supply them at a certain sum, and they were then requested to visit the mine and give their opinion, and I have every reason to believe that after that visit the railway was passed. ...etc.'

Newspapers:

`The Age' 15/3/1869

`SMALLPOX IN HOTHAM.....

(warning of by) GEORGE MOORE, M.R.C.S.L.

Public Vaccinator for North Melbourne. Hotham.'

`The Argus': 29/12/1870

`Wanted person to WET NURSE infant- apply ...2 Moore's cottages'.

`The Australasian' (Melbourne, Vic. : 1864 - 1946)

Saturday 2 August 1873

`THE HOTHAM TRAGEDY.

The adjourned inquest on the body of the child Ruth Shannon, aged 16 months, who died from the effects of laudanum administered by her mother, Elizabeth Shannon, who afterwards attempted to commit suicide, was resumed on Wednesday by the district coroner, Mr. Candler, at the Royal-park Hotel, Queensberry-Street, Hotham...`Dr. George Moore stated that after Mr. Johnson's evidence he was of opinion the cause of death was poisoning by opium. The post-mortem appearances accorded with opium poisoning.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 15 June 1878

`SUICIDE AT HOTHAM.

Mr Candler held an inquest at Hotham yesterday on the body of Alice Worthington, aged 42 years, who was found hanging dead in her residence there on the 12th inst. The deceased was the wife of a stonemason, and lived near the swamp...

`George Moore, legally qualified medical practitioner, said he was called to see the deceased on Wednesday evening, and found her quite dead She had been dead for about an hour 'there was a distinct mark of a cord around the neck, but no other marks of violence In his opinion, death had been caused by strangulation From the evidence, he considered that the deceased had been of unsound mind Some years ago, when he attended her, she was suffering from puerperal mania, which frequently left permanent effects on the brain The jury returned a verdict that the deceased hanged herself whilst of unsound mind. '

`Australian Medical Journal' 1884, V6

`The sub-committee appointed by the Society to consider the complaint of Dr. Workman, beg to submit the following report: " " Dr. Workman was public vaccinator for West Melbourne. A case of small pox appeared in one of his club patients named Mrs. Henthorne; he reported the case at once to Dr. Shields, the Inspector of the Central Board of Health, and saw the case with Dr. Shields. At the request of the latter, he agreed to vaccinate the other members of the family; finding, however, that they

SURVEYED PLACES

resided outside the district of West Melbourne, he communicated immediately with the Local Health Officer; and, under his advice, instructed Mr. Henthorne to see Dr. Moore, the proper vaccinator of the district, without delay. Henthorne readily consented, and Dr. Workman's connection with the case then ceased.

"It appears that Henthorne did not visit Dr. Moore; and when Dr. Moore called upon him, he refused to be vaccinated. Subsequently he also developed small-pox." In consequence of this miscarriage. Dr. Workman was requested to resign his office as Public Vaccinator; and when he sought to learn the reason for this request, he was informed by the President of the Central Board of Health, that it was for no failure in duty as a Public Vaccinator, but because, as a medical practitioner, he had not fulfilled his promise to vaccinate certain of his private, patients. "Dr. Workman refused to resign, alleging that he had placed the vaccination in the hands of the proper local authority, and had thereby virtually fulfilled his promise.

Thereupon he was dismissed from his office by the Governor in Council. "In the opinion of the sub-committee, the dismissal of Dr. Workman was arbitrary and unjust, and little calculated to promote cordial relations between the Government and the profession. "The sub-committee further recommend that the facts of the case as now set forth be entered in the minutes of the Society." Dr. Workman thanked the sub-committee for the trouble they had taken in the matter, but as it was apparent that no action could be taken with the likelihood of redress being obtained, he was content that the matter should be allowed to rest.'

`The Argus': 28/8/1920

`WEDNESDAY-NEXT.

_ At Three O'clock. On the Property.

Corner CHETWYND and ROSSLYN STREETS. WEST MELBOURNE

Under Instructions from the Executrix and Trustee of the Will and Codicil of Dr. George Moore, REALISING AUCTION SALE Of SPLENDID INVESTMENT PROPERTY...

Comprising

TERRACE of 10 COTTAGES and SHOP,

...Brick Cemented, Each Cottage Containing Three Rooms and Passage, and Corner Shop, with Double Windows and Four Dwelling Rooms, Each Tenement Having a Rear Entrance This Property, Being So Well and Beautifully Situated, Two Minutes from Flagstaff Gardens, and 10 Minute,' Walk to G.P.O., Always Commands Good Tenants. Total Rents, £367/18/ Per Annum.

The Land Has 151ft Frontage to Chetwynd Street, Also ??? ft. Frontage to Rosslyn Street, Comprising Crown Allotment One, Section 1, City of Melbourne.

Terms-One-third Cash, Balance One and Two Years, at 6 Per Cent Interest, or Cash in a Month.'

`The Argus': 17/9/1923

`MOORE. —On the 14th September, at private hospital, Sydney, Minnie Frances, relict of the late Dr. George Moore, aged 61 years.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

12-20 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

C 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Early Victorian

Period 1850-75 - Early Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon.

He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles

Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Statement of Significance

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Recommended Alterations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form.

12, 14-16, 18-20 Door (sympathetic - reinstate original design)

Other Comments

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence.

North and West Melbourne Conservation Study (1983)

Cites:

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1 PA 2499, 11/3/68. 1895; D. 1885

2: ibid; D. 1884, 1885; D. 1895

SURVEYED PLACES

1893
 Chetwynd st-E side
 Rosslyn st
 12 Out
 14 Out
 16 Tyrrell, Walter
 18 Jacobe, Henry
 20 Hart. Charles
 22.0'Donnell, William

Rosslyn St N side
 58 Davies & White, signwr
 Moore' s cots-
 62 McAtee, Thomas
 64 Davis Lewis,
 66 Charles Brown
 68 Pretty, William
 70 Vacant
 72 Sowter, F. J., watchmkr
 74 Sowter ,Mrs R., dressmr
 King st
 (Moore, Dr George, 3 Dickens -et, St. K.)

1880
 Chetwynd st-E side...
 10 Hardie, John
 Moore's cottages-5 to 1
 5 Iredale, Wilson
 4 Arthur, Charles
 3 Basham, Mrs Eliza
 2 Madden, John
 Rosslyn st

Rosslyn St N side
 ...
 Moores cot-6 to 1
 6 McAtee, Thomas
 5 Robertson, James
 4 Baker, Edward
 3 O'Neil, John
 2 Kelleher, Michael
 1 Sowter, Ralph
 Sowter, Mrs, tracing for braiding& dress-maker
 King st

City of Melbourne Valuers Books**1891, 2616-**

74- 62 Rosslyn St owned by Geo Moore BH 3 rooms,
 16x40 £26, B shop 3 rooms £40

2296-

12-20 Chetwynd St owned by Geo Moore BH 3 rooms,
 16x40 £26,

North and West Melbourne Conservation Study (1983)**History**

In 1868, these houses took their name from their first owner, Dr. George Moore, a Queensberry Street surgeon. He leased them to a great range of people including John Piggott, Ephraim Hill, Johanna Cantwell, Charles Templeton and Hugh James. The row was built by Thomas Noble, a local builder. (qv)

Description

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Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage.

Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered.

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Significance

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Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest.

Recommendations

Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)

Property number: 506137

SURVEYED PLACES**Chetwynd Street****21****Row house, part 21-25 Chetwynd Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**Existing Streetscape Level: **2**Proposed Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1875-1900

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

21 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level
D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include iron details, verandah, fence

Statement of Significance

Not Assessed

Recommended Alterations

Verandah support and friezes and door gone

(inappropriate - reinstate original design) bricks painted

(inappropriate - remove by approved method) new roof

(inappropriate - reinstate original design/sympathetic

alternative)

Property number: 101918

SURVEYED PLACES

Chetwynd Street	22	Row house
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**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: **D** Proposed Grading: **D**

Existing Streetscape Level: **3** Proposed Streetscape Level: **2**

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

22 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Fair
 Condition Fair
 Original Building Type
 History
 Not Assessed
 Description/Notable Features
 Notable features include verandah detail c1900-15, verandah structure.
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Verandah (sympathetic) new fence (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101968

SURVEYED PLACES**Chetwynd Street****23****Row house, part 21-25 Chetwynd Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?Existing grading: **D**Proposed Grading: **D**

Existing

Streetscape Level: **2**

Proposed

Streetscape Level: **2****What date or era does the place express (if any)?**

Creation date (if available)? 1875-1900

Creation era?

 Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

None.

References (if any):**i-Heritage search results: Abstract of Building Identification Form (BIF)**

23 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study, Date, Status.

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date

Architect

Builder Not Assessed

First Owner

Integrity Fair

Condition Fair

Original Building Type

History Not Assessed

Description/Notable Features

Notable features include verandah and fence.

Statement of Significance Not Assessed

Recommended Alterations

Bricks painted (inappropriate - remove by approved method) new balustrade-see 21, verandah altered and new roof (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101919

SURVEYED PLACES

Chetwynd Street **24 -28** **Vacant land**



Survey Notes:

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - **Proposed Grading:** -

Existing Streetscape Level: - **Proposed Streetscape Level:** -

What date or era does the place express (if any)?

Creation date (if available)? unknown

- Creation era?**
- Early Victorian-era
 - Victorian-era
 - Edwardian-era
 - Interwar
 - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Historical value
- Social value
- Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Not significant or contributory
- Significant individually
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

MMBW

DP732 c1896, shows houses 24, 26, 28 Chetwynd Street.

City of Melbourne online maps

`Vacant Residential Land.

Site Area: 394 m2'

Property number: 101967

Chetwynd Street **25** **Row house, part 21-25 Chetwynd Street**



Survey Notes:

Generally unchanged since North and West Melbourne Conservation Study - refer to i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** D

Existing Streetscape Level: 2 **Proposed Streetscape Level:** 2

What date or era does the place express (if any)?

Creation date (if available)? 1875-1900

- Creation era?**
- Victorian-era
 - Edwardian-era
 - Early Victorian-era
 - Interwar
 - Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value
- Scientific value
- Not assessed for heritage values
- Historical value
- Social value

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct
- Significant individually
- Not significant or contributory
- Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

None.

References (if any):

i-Heritage search results: Abstract of Building Identification Form (BIF)

25 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level

D 2

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme

Butler, no date Adopted

SURVEYED PLACES

Building and History Information
 Architectural Style Victorian
 Period 1876-99 - Victorian
 Construction Date
 Source for Construction Date
 Architect
 Builder Not Assessed
 First Owner
 Integrity Poor
 Condition Fair
 Original Building Type
 History Not Assessed
 Description/Notable Features
 Notable features include verandah and fence
 Statement of Significance
 Not Assessed
 Recommended Alterations
 Bricks painted (inappropriate - remove by approved method) new balustrade, chimney gone (inappropriate - reinstate original design/sympathetic alternative)

Property number: 101920

Chetwynd Street 30 -42 Norwellan House

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: D **Proposed Grading:** -

Existing Streetscape Level: 3 **Proposed Streetscape Level:** 3

What date or era does the place express (if any)?

Creation date (if available)? 2003

Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online maps**

`Norwellan House:

5 storey brick apartment complex with 2 basement levels of parking. Built & sub-divided 2003. This property contains 64 residential properties and 1 business.'

Heritage Places Inventory June 2015

30-44 Chetwynd Street D3

i-Heritage

No listing.

Iconco web site, 2015

`ARCHITECT: OMIROS ARCHITECTS

VALUE: \$12 MILLION

SURVEYED PLACES

CLIENT: BEAR AGUSHI, PACIFIC ESTATES

COMPLETION DATE: NOVEMBER 2003

CONSTRUCTION TIME: 13 MONTHS

The construction of Norwellan House involved the transformation of a rundown office building to 64 apartments over five levels, including an indoor pool and gym on the ground floor. The use of mobile cranes required logistical planning and programming to ensure the sequence of construction did not restrict access and compromise safety. Adjacent to the building, a double basement car park housing eighty cars was constructed with two more blocks of contemporary apartments on the podium level. The project also encompassed the installation of a fully landscaped courtyard between the two building pods.'

Property number: 101966**Chetwynd Street****44**

**Symington, R.H. and
W.H. and Company
(Aust) Pty. Ltd.,
Liberty Corsets
factory, now part
Norwellan House**

**Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** D**Proposed Grading:** B**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 3**What date or era does the place express (if any)?****Creation date (if available)?** 1930-2, 2003**Creation era?** **Early Victorian-era** **Victorian-era** **Interwar** **Edwardian-era** **Post WW2****What are the heritage values of the place (if any)?** **Aesthetic value** **Historical value** **Scientific value** **Social value** **Not assessed for heritage values****Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct **Not significant or contributory** **Significant individually** **Proposed for a Heritage Overlay****What are the historic themes represented by the place?**

5.5 Building a manufacturing industry

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**Building Permit Application**

Listed under Howard Street

1921 3828 £230 Alterations to factory

Beaver & Purnell Architects. Proposed alterations to premises Howard Street, North Melbourne

1927 erection of incinerator

1928, 10532 alterations and additions to factory

1930, 12216 £10000 extension of building

SURVEYED PLACES

Main Chetwynd Street building - A A Fritsch Jnr and M C Clayton Architects in Conjunction- has block plan showing existing 3 Howard Street complex, four workroom floors; R and W H Symington & Company (Aust) P/L- shows proposed floor addition in later application, façade to cornice

1932 13606 £3300 additions to building etc

Refer to 24-40 Rosslyn Street.

Addition of top floor to existing building facing Chetwynd St- A A Fritsch Jnr and M C Clayton Architects in Conjunction- workroom floor and flat roof as concrete slab

Heritage Places Inventory June 2015

30-44 Chetwynd Street D3

i-Heritage

No listing.

Iconco web site, 2015

`ARCHITECT: OMIROS ARCHITECTS

VALUE: \$12 MILLION

CLIENT: BEAR AGUSHI, PACIFIC ESTATES

COMPLETION DATE: NOVEMBER 2003

CONSTRUCTION TIME: 13 MONTHS

The construction of Norwellan House involved the transformation of a rundown office building to 64 apartments over five levels, including an indoor pool and gym on the ground floor. The use of mobile cranes required logistical planning and programming to ensure the sequence of construction did not restrict access and compromise safety. Adjacent to the building, a double basement car park housing eighty cars was constructed with two more blocks of contemporary apartments on the podium level. The project also encompassed the installation of a fully landscaped courtyard between the two building pods.'

State Library of Victoria

`Fowler, Lyle 1891-1969 photographer.

[R. & W.H. Symington & Co., manufacturers of Liberty Corsets, 24 Rosslyn St., West Melbourne, Vic.]

Date(s) of creation: [ca. 1940]

negative : flexible base ; 20.3 x 25.4 cm. approx.

Use of this image in publication will incur a royalty fee.

Accession No: H92.20/1028

Image No: a37092

also

Airspy view 1938 of building and Symington complex, with high wall sign facing north.

Berlei web site, 2015

'Berlei started with two aunts making corsets at home in Melbourne in 1881, and has grown to an internationally renowned company with a fiercely loyal following. Right from the outset Berlei was progressive and technically innovative. In 1926 Berlei partnered with the University of Sydney to conduct an anthropometric survey of 6000 women to better understand women's bodies. The results changed the nature of corset making around the world.'

'In 1950 Berlei developed Australia's first maternity bra. In 1990, Berlei, in partnership with the AIS (Australian Institute of Sport) began testing and measuring 'bounce reduction' on elite athletes while performing different levels of activity such as walking, running and high impact sports. This led to the support factor rating system to help women determine which sports bra they should wear

during exercise. In 2010 Berlei celebrated fuller bust and curvier women with the launch of Berlei Curves, and the introduction of a new curvier in-store mannequin.'

Newspapers:

`The Brisbane Courier' (Qld. : 1864 - 1933) Saturday 7 March 1931

`MODERN CORSET MAKING.

Now that frocks and coats are being more closely-fitted to the figure the importance of correctly-fitting foundation garments can scarcely be overestimated Such renowned makes of corsets, brassieres, and other garments, as are purchased under the names of Liberty, Avio, Warner's, Redfern, and Kestos are produced in the Melbourne factory of Messrs R and W H. Symington & Co (Aust.) Pty, Ltd , where the most up-to-date of machinery and equipment makes for the efficiency of the productions Spacious and airy rooms on a large block of land in West Melbourne command a grateful view of green leas from the lofty windows Within the white-overalled girls attend the electric sewing machines, the electing irons, the cutting machines, and the eyelet equipping devices. For recreation and rest the employees are provided with a tennis court on the roof, a recreation and luncheon hall, in which tea is provided, and a "hospital" in which works is may receive attention if the need arises In addition to the usual time allowed for lunch, the girl employees are allowed an interval for morning tea, and as there is no work done on Saturdays, the employees have plenty of time for the many self-imposed home tasks which most girls like to perform, as well as for outings at the week-end.

In addition to the brands of foundation garments mentioned, Symington and Co manufacture exclusively various brands on behalf of the leading... and retail stores throughout Australia.'

`The West Australian' (Perth, WA : 1879 - 1954) Friday 15 May 1931

`A MODERN FACTORY.

An inspection of the recently enlarged factory of R. and W. H. Symington and Co.. (Aust.) Pty., Ltd., brings true appreciation of the rapid progress made by modern industry. The congenial conditions under which the employees work contrast

greatly with the lot of industrial workers a few years ago.

The large, airy rooms,

some occupying the entire space of one floor, are

naturally lit, and an atmosphere

of cleanliness is enhanced by the white overalls of the

girls. Not one of the hundreds of employees engaged in

the manufacture of corsets- and allied garments at this

factory, it is stated, has been dismissed. Everything that, is

possible to increase the comfort of the employees has

been done. A tennis court is at their disposal on the roof,

and a recreation room and a lunch hall are well

patronised. In addition, there is a miniature hospital

where employees may receive attention. The week's work

ends on Friday afternoon, and no work is done on

Saturdays. 'The renewed enthusiasm and energy with

which the girls return to work each Monday,' the

management says, 'is their practical way of saying 'Thank

you.' 'The work rooms are well equipped with modern and

easily managed machinery. Symington's, which, it is

stated, is the largest manufacturing firm of its kind in

Australia, is (he Australian branch of the English firm of

the same name, which was established nearly a century

ago. The factory is at West Melbourne (Vic.) and many

SURVEYED PLACES

different types of corsetry are manufactured. In addition, the firm manufactures exclusively many brands on behalf of leading wholesale and retail stores throughout Australia.

'Shepparton Advertiser' (Vic. : 1914 - 1953) Friday 27 May 1949

'All Women Can Have Liberty

This was the impression we gained after talking to a representative of R and W. H Symington and Co. (Aust.) Pty. Ltd., makers of the world famous Liberty foundation garments, and Nu-Back corselettes.

It was gratifying to know that Shepparton has been chosen to feature a special Liberty week during the first week of June, and our fashion-conscious feminine population- will be delighted at the extensive range of corsetry available In all sizes and prices.

Recently we had an opportunity of chatting with a member of this well known firm who had a very interesting and enlightening story to tell concerning the background of this enterprising organisation which is so well known all over the world. Symington's have six large factories in England, also they have a factory in Dundalk, Eire, two factories in New Zealand and two in Australia, one in West Melbourne which was opened in 1921, and another, established in 1943' at St. Arnaud.

Liberty garments were first manufactured in England at Market Harborough in 1856, and since that time have succeeded in maintaining an- enviable position In the world of corsetry.

In Australia, at West Melbourne, where the Liberty factory occupies an extensive -block of land from Howard street to Chetwynd street, all Liberty foundation garments are designed specially to suit the Australian figure requirements, Liberty offers a- garment to suit every figure type, and this is achieved mainly because of a very special method of scientific designing, very interesting to the average person who hitherto -had not realised what a scientific business corsetry really is. While there is a style and. A price to suit every woman, in no instance is quality of materials and workmanship sacrificed for price. All the materials used in Liberty garments are the finest obtainable and are fully guaranteed. Symington's are the manufacturers also of the famous Nu-Back corselettes.etc.'

see also 'Western Mail' (Perth, WA : 1885 - 1954)Thursday 12 March 1931

the fashionarchives web site, 2015

'Jenyns Corsets (1898-1990s).

Established by husband and wife Ebenezer Randolphus Jenyns (1865-1958) and Sarah Ann Jenyns (1865-1952), in Brisbane in 1898. Jenyns was a family run business, but was run by a family with serious divisions.

What: Jenyns was a leading corset label that pioneered 'surgical' and 'hygienic' corsets for women. The business eventually became one of the country's most significant underwear empires, and one of Queensland's longest running fashion companies.

When: The business was established in the late nineteenth century, and survived in to the last decade of the 20th century. After more than fifty years as a successful enterprise, the company was sold to global brand, Triumph, in the late 1960s, which continued to use the Jenyns name, trading as The House of Jenyns. Triumph sold Jenyns in 1992, when it was split into a medical products company, Jenyns Pty Ltd., owned by Jenyns

family members Ken, Pat and Julie Jenyns, and a specialised surgical corset business, Jenyns Bryant Surgical Corsetry Pty Ltd. These continued operating in to the 1990s.

Where: Jenyns corsets were stocked throughout the country in department stores and draperies, shown at exhibitions and fairs nationally, licensed through international retailers, and sold from their own premises. The company had locations in George Street (321 and later 309-315), Brisbane, for several decades, later moving to Melbourne Street, South Brisbane. After Triumph purchased the company in the late 1960s, the then named 'House of Jenyns' operated in Ipswich, until at least the late 1980s, when its once exceptionally popular corsets became a more or less obsolete product for most women. Why: Few Queensland fashion companies have had the rich history and longevity of Jenyns. While initially starting as a partnership between husband and wife Ebenezer and Sarah, it was Sarah who developed Jenyns into a leading corset company that endured for close to a century. Sarah was a passionate advocate for modernising corset designs, and developed side lacing and fan lacing corsets that enabled a wearer to easily get in and out of the garment without assistance (as was the case with older corset designs). She also believed that these garments had great medical benefits; relieving back problems, improving the figure, and supporting posture. Her patented designs were endorsed by the London Institute of Hygiene, a significant tick of approval for the company that 'legitimised' their health claims. An advertisement from 1920 states:

"Jenyns supporting and reducing corsets are a health corset of distinctive merit. They are designed to combine the best principles of an abdominal belt with the finest artistry in corset making. The result is a corset unique in its supporting features and modern fashionable lines."

By 1911 Sarah Jenyns was running her corset business independently, and continued to be associated with the success and legacy of Jenyns. Ebenezer continued to create surgical corsets as well, though with less success. In a short-lived moment of stability, they formed Jenyns Patent Corset Pty Co. in 1915.

In the 1920s the family business completely split, with Ebenezer and his son John applying for their own patents, and trading as Jenyns Truss & Patent Pty Co. However, this venture did not fair well. By contrast, Sarah's enterprise continued to grow. She brought her son Herbert in to the company, and he worked alongside her for more than twenty years. She secured Jenyns Patent Corset Co. Pty Ltd and continued to expand and patent new designs and improvements. Herbert was manager of Jenyns Patent Corsets by 1928, and instigated the manufacture of foundation garments and underclothing. Herbert became managing director of Jenyns in 1946. His own sons continued in the business in to the late 20th century. The business grew from 15 employees in 1920 to 500 in 1964. During World War II, Jenyns received large contracts from the army and navy to supply garments, and this was a time of rapid expansion for the business. Jenyns did have competition from local and international companies. In Australia their main rival was Berlei, and internationally firms such as Camp and Symington also served a similar market.

Herbert Jenyns led the company once Sarah become too elderly. Her own health failed her and she became senile. In 1951 more familial tension surfaced when it was alleged in the Supreme Court that Herbert had 'unduly influenced his mother to transfer 13,655 shares in the company to him.' Sarah passed away in 1952, and in 1953 the court's

SURVEYED PLACES

decision was reversed in Herbert's favour. He continued to run the business, becoming a millionaire.

Jenyns corsets continued to be a fixture of women's wardrobes in to the 1960s, with many women still wearing them until the business was sold in 1992. Today Jenyns corsets are still coveted by collectors.

by The Fashion Archives'

Sands & McDougall Directory of Victoria

1930 44 Geo Wall

1935 40-44 Corset factory

1939 Symington, R.H. & W.H. & Company (Aust) P/L sales dept

City of Melbourne Valuers Books

1930

1899 Stanton, William x-out (margin note £10,000 ref to 1863 also owned by Symington 3-11 Howard St backs onto site q.v.- Brick warehouse 2 and 3 floors 97x116 £1100) / R & WJ Symington & Comp P/L 40 BH 5 rooms 16.5x167 £44

1900 land R & WJ Symington & Comp P/L land 16.5x165 £20 £1000 written over both values.

1901 R & WJ Symington & Comp P/L written in over Geroge Wall 44 Chetwynd St BH 5 rooms 16.5x165 £65

Property number: unknown

Chetwynd Street 46 -50 Armstrongs

**Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?

Existing grading: - Proposed Grading: -

Existing Streetscape Level: - Proposed Streetscape Level: 3

What date or era does the place express (if any)?

Creation date (if available)? 1988

- Creation era? Early Victorian-era
 Victorian-era Interwar
 Edwardian-era Post WW2

What are the heritage values of the place (if any)?

- Aesthetic value Historical value
 Scientific value Social value
 Not assessed for heritage values

Is the place in a Heritage Overlay?

HO3 North & West Melbourne Precinct

- Contributory to precinct Not significant or contributory
 Significant individually Proposed for a Heritage Overlay

What are the historic themes represented by the place?

5.3 Developing a large, citybased economy

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online maps**

`4 storey concrete office building with ground level parking. Built and sub-divided 1988.'

Property number: 101965

SURVEYED PLACES**Chetwynd Street****52 -58****Survey Notes:**

Not assessed.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** -**Proposed Grading:** -**Existing****Streetscape Level:** -**Proposed****Streetscape Level:** 3**What date or era does the place express (if any)?****Creation date (if available)?** 1990**Creation era?** Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

5.3 Developing a large, citybased economy

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**City of Melbourne online maps**

'2 storey brick office building with basement. Built 1990'

Property number: 101964**Chetwynd Street****62****Spence's row houses, part 62-66 Chetwynd Street****Survey Notes:**

Generally unchanged since North and West Melbourne Conservation Study - refer to Statement of Significance (Appendix 3) and i-Heritage search results: Abstract of Building Identification Form (BIF) in References below.

What is the heritage grading (A-D, 1-3) of the place (if any)?**Existing grading:** B**Proposed Grading:** B**Existing****Streetscape Level:** 3**Proposed****Streetscape Level:** 2**What date or era does the place express (if any)?****Creation date (if available)?** 1885**Creation era?** Early Victorian-era Victorian-era Interwar Edwardian-era Post WW2**What are the heritage values of the place (if any)?** Aesthetic value Historical value Scientific value Social value Not assessed for heritage values**Is the place in a Heritage Overlay?**

HO3 North & West Melbourne Precinct

 Contributory to precinct Not significant or contributory Significant individually Proposed for a Heritage Overlay**What are the historic themes represented by the place?**

8.2 Housing the population

Recommendations (if any)

Revise Heritage Places Inventory July 2015.

References (if any):**North and West Melbourne Conservation Study (1983)**

cite;

62-64 Chetwynd Street

RB 1873, 2093; RB 1883, 2367; D. 1884-5;

1. RB 1885-6, 231 8- 19

2. PA 1082/1884

3. RB1890-1, 2306- 7; RB1896- 7, 2292-3

Lewis, M. Australian Architecture Index:

62-64 Chetwynd St

'77134 Amess, James - 47 Dryburgh Street Hotham

SURVEYED PLACES

Spence, T B West Melbourne VIC City of Melbourne registration no 1082 [Burchett Index]. Fee 3.10.0 two cottages Pitt, W 1884 09 13'

66 Chetwynd St- only Building Permit Application in range Chetwynd St, single storey

`77129 Duguid, Robert - Melbourne Duguid, Robert West Melbourne VIC City of Melbourne registration no 4231 [Burchett Index]. Fee 1.10.0 four room brick cottage 1870 12 6'

Newspapers:

`The Argus' (Melbourne, Vic. : 1848 - 1957) Saturday 25 January 1890

`THE PARTNERSHIP existing for the past sixteen years between Robert Black and James Brown

Spence as manufacturing confectioners, Victoria street, North Melbourne, has been DISSOLVED by mutual consent, Robert Black retiring from the business.

In future the business will be carried on by James Brown Spence, Robert Black, junior, David Black, and George Black under the same style as before, "Black and Spence." All debts paid and collected by the new firm.

Dated this 23rd day of January, 1890.

ROBERT BLACK,
JAMES BROWN SPENCE.'

`North Melbourne Courier and West Melbourne Advertiser' (Vic. : 1895 - 1913) Friday 5 December 1902

`WEST MELBOURNE BOARD OF ADVICE ELECTIONS.

The above took place on Thursday, the 27th ult., the polling booth being King

St. State school, and the hours of polling 8 a.m. to 7 p.m.

Dr. J. K. Troup was the returning officer with Mr. VW.H. Hallas: deputy'. The polling was light up to 1 p.m., but became heavy after wards. The poll was not declared till an hour which disclosed a screw loose somewhere in the polling arrangements. People may not mind waiting late for the results as regards Parliamentary elections, but in such a purely local matter as a school board contest, are liable to become impatient at unusual delay.

The results of the polling was as under:

'John D'Alton.. ... 402 -

*Joseph Batten ... 385

'James Hanson ,... 339

'James Spence.. .. 329

*John Shearer.. ... 326

Hugh McBean ... 309

*James Young ... 220

(The above were elected.)

Mrs. E. E. Roth ... 186

Miss C. Thomas ... 186

- 'Retiring members:..-

Mr. John D'Alton, who occupied the proud position of top of the poll in connection with these elections, elsewhere returns thanks to the ratepayers for the compliment paid to him.'

`The Argus' (Melbourne, Vic. : 1848 - 1957) Thursday 25 February 1915

`SPENCE-On the 23rd February, at the residence of her parents, 66 Chetwynd street, West Melbourne, Jessie, the dearly loved and loving second daughter of James and Margaret Spence, and loving sister of Mary, Ethel, and Flo.

He giveth His beloved sleep.'

Probate, VPRO

`James B Spence Ex Confectioner West Melb 02 Aug 1931

244/788 VPRS 28/P3, unit 2258; VPRS 7591/P2, unit 858 '- See more at: http://prov.vic.gov.au/search_results?searchid=54

http://prov.vic.gov.au/search_results?searchid=54&format=freetext&Family_name=spence&Given_name=ja mes&Alternative_name=&Occupation=&Residence=&Year_of_death=0&Year_of_deathto=0&SearchRecords=25&x=50&y=26#sthash.mEoolEqI.dpuf

Australia, Death Index, 1787-1985

`Name: Jas Brown Spence

Birth Year: abt 1849

Age: 82

Death Place: West Melbourne, Victoria

Mother's name: Anna Brown

Registration Year: 1931

Registration Place: Victoria

Registration Number: 10756'

Australia, Electoral Rolls, 1903-1980

1909

`James Brown Spence, 66 Chetwynd St, manufacturer also Margaret, h.d.;

Mary Henderson Spence, civic servant, William Alex Spence, teacher'

1928

`Name: James Brown Spence

Gender: Male

Electoral Year: 1928

Subdistrict: Melbourne West

State: Victoria

District: Melbourne

Country: Australia

Residence Address: 66 Chetwynd St., Melbourne

Occupation: Confectioner.'

i-Heritage search results: Abstract of Building Identification Form (BIF)

62 CHETWYND STREET WEST MELBOURNE 3003

Heritage Gradings

Building Grading Streetscape Level Laneway Level B 3

Conservation Study Details

Precinct Conservation Management Plan

North and West Melbourne Heritage Precinct

Conservation Study: Study and Date, Status

North and West Melbourne Conservation Study - Graeme Butler, no date Adopted

Building and History Information

Architectural Style Victorian

Period 1876-99 - Victorian

Construction Date

Source for Construction Date NWMCS

Architect

Builder Not Assessed

First Owner

Next to a cottage built by one Latham and later owned by chemist Charles Atkin and finally purchased by James B. Spence, the latter gentleman who resided in Victorian Street, Hotham, proceeded to build these two cottages to the south of the first (66) in 1884-5. His builder was local resident James Amess (qv) of Dryburgh Street and the architect, the renowned William Pitt. His tenants included John Methewson, Charles E. Hirst and a music teacher, one Herr George St. De Chaneet.

Integrity Fair

Condition Fair

Original Building Type

History