

Report to the Future Melbourne Committee

Agenda item 6.2

Planning Scheme Amendment C396 Finalisation of the Heritage Places Inventory**7 September 2021****Presenter:** Tanya Wolkenberg and Richard Smithers, Acting Co-Directors City Strategy**Purpose and background**

1. The purpose of this report is to consider the submissions received in respect of Melbourne Planning Scheme Amendment C396 Finalisation of the Heritage Places Inventory and to recommend that the Future Melbourne Committee refer all submissions to an independent Panel in accordance with the *Planning and Environment Act 1987*.
2. Amendment C396 applies to 369 properties and three assets in Carlton, Carlton North, East Melbourne, Kensington, Melbourne, North Melbourne, Parkville, South Yarra, and West Melbourne. It:
 - 2.1. Converts the gradings of 346 properties from the previous system where buildings were graded A-D, to the contemporary system, which uses the categories Significant and Contributory.
 - 2.2. Makes corrections to Heritage Overlays including mapping.
 - 2.3. Determines the new heritage categories for 39 previously D-graded buildings in individual Heritage Overlays following a full heritage review of these buildings.
3. On 16 March 2021, the Future Melbourne Committee resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C396. The Amendment was publicly exhibited from 20 May to 25 June 2021.

Key issues

4. Eighteen submissions were received in relation to Amendment C396. Matters raised included:
 - 4.1. Support for heritage protection in the municipality.
 - 4.2. Concern about the proposed heritage category for specific properties and the impacts of the proposed controls on live planning permits and future development potential.
 - 4.3. Identification of possible errors in the Heritage Places Inventory, in the listing of the Heritage Overlays in the Planning Scheme and in Heritage Overlay maps.
5. The issues raised in submissions were considered as set out in Attachment 2. No changes have been recommended in response to submissions, as it is considered that the submissions did not identify any error in the way the conversion methodology was applied or provide information to warrant a change.
6. The heritage grading conversion for Amendment C396 was completed by heritage experts Lovell Chen and Anita Brady Heritage. Their review was exhibited with this Amendment as the Heritage Category Conversion Review, March 2021 background document. Part of their review included a full heritage assessment of previously D graded buildings which were in individual Heritage Overlays. Between May and July 2021, they documented a comparative analysis of the buildings which they had assessed as Significant to further substantiate their significance. The background document should now be updated to include this information.
7. The following changes to Amendment C396 are recommended:
 - 7.1. Update the *Amendment C396 Heritage Category Conversion Review*, March 2021 background document to include comparative analysis undertaken by Lovell Chen and Anita Brady Heritage (Attachment 3).
 - 7.2. Update Planning Scheme Amendment Map 012 to not show HO6 South Yarra Precinct being applied to 52-54 Clowes Street and 313-315 Walsh Street, South Yarra, to correct a drafting error.

Recommendation from management

8. That the Future Melbourne Committee resolves to:
 - 8.1. Note all submissions to Amendment C396.
 - 8.2. Refer all submissions to Amendment C396 to an independent Panel appointed by the Minister for Planning for consideration by the Panel.
 - 8.3. Note that the form of Amendment C396 to be presented to the Planning Panel is as exhibited with the addition of the comparative analysis done by Lovell Chen and Anita Brady Heritage added to the Amendment C396 Heritage Category Conversion Review, March 2021 background document and the removal of part of HO6 South Yarra Precinct so it is not introduced to 52-54 Clowes Street and 313-315 Walsh Street, South Yarra on Planning Scheme Amendment Map 012
 - 8.4. Authorises the General Manager Strategy, Planning and Climate Change to make any further minor or necessary changes to Amendment C396.

Attachments:

1. Supporting Attachment (Page 3 of 217)
2. Summary of submissions and management's responses (Page 5 of 217)
3. Amendment C396 Expert Heritage Category Conversion Review, March 2021 updated July 2021 (Page 32 of 217)

Supporting Attachment

Legal

1. Part 3 of the *Planning and Environment Act 1987* (the Act) deals with the amendment of planning schemes within Division 1 of the Act. It sets out the requirements for exhibitions and for giving notice of proposed planning scheme amendments. Division 2 of the Act outlines the public submissions process. Section 23(1) of the Act provides that:

After considering a submission which requests a change to the amendment, the planning authority must:

- (a) change the amendment in the manner requested; or*
- (b) refer the submission to a panel appointed under Part 8; or*
- (c) abandon the amendment or part of the amendment.*

2. The recommendations made in the report are therefore consistent with the Act.

Finance

3. The costs for the processing of the Amendment are included in the 2021-22 budget.

Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Health and Safety

5. In developing this proposal, no Occupational Health and Safety issues or opportunities have been identified.

Stakeholder consultation

6. The Amendment was exhibited in accordance with the Act in the following manner:
 - 6.1. Public notices were placed in The Age and the Government Gazette on 20 May 2021.
 - 6.2. The Amendment and supporting information was available at the City of Melbourne customer service counter in the Melbourne Town Hall, on the City of Melbourne's Participate Melbourne website and the Department of Environment, Land, Water and Planning's website.
 - 6.3. A copy of the statutory notice, as well as a covering letter was sent to all affected land owners and occupiers on 17 May 2021. The information was also sent to stakeholders and prescribed Ministers.
 - 6.4. Public information sessions were held virtually on 27 May and 1 June 2021.
 - 6.5. All submissions received in response to the exhibition of the Amendment will be provided to the Panel. Submitters will also have the opportunity to address the Panel.
7. Outside of the statutory process, stakeholders were also consulted in the following ways:
 - 7.1. On 2 March 2021, management wrote to Traditional Custodian groups the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, the Bunurong Land Council Aboriginal Corporation and the Boon Wurrung Foundation to advise them that Amendment C396 would be presented to the Future Melbourne Committee on 16 March 2021 and to invite them to be briefed on the Amendment. On 19 May 2021, management met with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal

Corporation. On 20 May 2021, management wrote to the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, the Bunurong Land Council Aboriginal Corporation and the Boon Wurrung Foundation to advise them that Amendment C396 would be placed on exhibition from 20 May to 25 June 2021.

- 7.2. Between 2 and 9 March 2021, management wrote to residents' groups, local history groups, the National Trust of Australia (Victoria) and Melbourne Heritage Action to advise them that Amendment C396 would be presented to Future Melbourne Committee on 16 March 2021. On 11 March 2021, management held an information session on Amendment C396 for these groups. On 20 May 2021, management wrote to these groups to advise them that Amendment C396 would be placed on exhibition from 20 May to 25 June 2021.

Relation to Council policy

8. Council Plan 2021-25

- 8.1. Strategic Objective: Melbourne's Unique Identity and Place - Over the next four years we will celebrate and protect the places, people and cultures that make Melbourne a unique, vibrant and creative city with world-leading liveability.
- 8.2. Priority: Our built, natural and cultural heritage is protected.
- 8.3. Major Initiative 21: Complete heritage reviews and implement associated planning scheme amendments to protect and celebrate heritage in our municipality.

9. Heritage Strategy 2013.

Environmental sustainability

10. There are no environmental impacts likely to arise from the Amendment.

Summary of Submissions and Management's Responses

September 2021

Full submissions have been made available to Councillors.

Note that references to heritage consultants Lovell Chen throughout this document refer to Lovell Chen and Anita Brady Heritage who are the consultant team who undertook the review.

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1. [REDACTED] (general submission)

Subject land	- NA
Position	- General support for heritage protection.
Themes	- General support for heritage protection. - Negative impact of development.
Matters raised	- The importance of heritage in making Melbourne a beautiful and civil place to live and visit.
Management response	- Submission is noted.
Management recommendation	- No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

2. [REDACTED] in relation to 337-347 Elizabeth Street, Melbourne


Subject land	- This submission is in relation to 337-347 Elizabeth Street, Melbourne which is within <i>HO1204 Elizabeth Street West Precinct</i> . This property is not affected by Amendment C396.
Position	- General support for heritage protection.
Themes	- General support for heritage protection. - Negative impact of development.
Matters raised	- The impacts of high rise development in the CBD including on Therry Street. - The submitter requests that the buildings at 337-347 Elizabeth Street, Melbourne be preserved in their entirety, not just the facades.
Management response	- 337-347 Elizabeth Street, Melbourne is not subject to Amendment C396. - The impacts of high rise development in the CBD and the extent of the preservation of 337-347 Elizabeth Street are not within the scope of this amendment.
Management recommendation	- No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

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3. East Melbourne Historical Society in relation to the suburb of East Melbourne


Subject land	- This submission is in relation to the suburb of East Melbourne.
Position	- Does not support Amendment C396.
Themes	- Potential errors in the Heritage Places Inventory.
Matters raised	<ul style="list-style-type: none">- The submission asserts that the inventory is out of date and full of inconsistencies, omissions and misleading addresses. This includes:<ul style="list-style-type: none">- Properties that previously were included in the heritage places inventory but are no longer listed.- Addresses used in the inventory that have not been updated to reflect that properties have been subdivided and redeveloped resulting in non-heritage buildings included in the inventory.- Interwar buildings which should be considered for heritage protection.
Management response	<ul style="list-style-type: none">- Considerable work has been undertaken to test and confirm the level of accuracy of the inventory as part of this amendment and a previous project, Amendment C258 Heritage Policies Review and West Melbourne Heritage. All submissions to Amendment C258 from community groups including East Melbourne Historical Society which raised discrepancies were investigated and resulted in corrections to the inventory.- This submission from the East Melbourne Historical Society to Amendment C396 did not identify any specific inconsistencies, omissions or misleading addresses to be investigated. The East Melbourne Historical Society did however query a small number of listings when they provided informal feedback before the Future Melbourne Committee meeting on 16 March 2021. These were investigated and resulted in an update to Amendment C396 to include 40 George Street, East Melbourne as having a building category of Contributory to correct a historic addressing error which pre-dated Amendment C258.- The purpose of Amendment C396 is to convert the heritage gradings for properties removed from Amendment C258 to fulfil Department of Environment, Land, Water and Planning (DELWP) requirements rather than being a full heritage review. The issues of non-heritage buildings being included in the inventory and interwar buildings not being protected should be addressed by a full heritage review which should be undertaken for East Melbourne in line with the program of successive heritage reviews set out in the City of Melbourne's <i>Heritage Strategy 2013</i>.
Management recommendation	<ul style="list-style-type: none">- No changes are recommended in response to this submission.- Submission to be referred to the planning panel.

4. Melbourne South Yarra Residents Group in relation to 112-114 Millswyn Street, South Yarra

Subject land	<ul style="list-style-type: none"> - 112-118 Millswyn Street, South Yarra, within <i>HO6 South Yarra Precinct</i>
	
<p>Source: CoMPASS, 3 November 2020</p>	
Position	<ul style="list-style-type: none"> - No overall position on Amendment C396 stated.
Themes	<ul style="list-style-type: none"> - Recommends changes to a listing in the Heritage Places Inventory.
Matters raised	<ul style="list-style-type: none"> - The submission identifies that the inventory should be updated to individually identify the buildings / items within 112-118 Millswyn Street. The submission identifies that they should be listed in the Heritage Places Inventory following way: <ul style="list-style-type: none"> - 114 Millswyn Street - 116 Millswyn Street - 118 Millswyn Street - 112 Millswyn Street – Maples Store - Maples sheds being the steel trusses on both the north and south sides of the store. - Maples walls being the walls to which the trusses are attached on the north and south sides of the store and the walls on the north and west sides of the swimming pool on the west end of the Store. - Unit 4/112 Millswyn Street – separate residence on the west side of the store.
Management response	<ul style="list-style-type: none"> - Because Amendment C396 is a heritage conversion exercise, there is no opportunity to alter the listings in the Heritage Places Inventory in the manner requested. - A full review of heritage controls that apply in South Yarra is currently underway through the South Yarra Heritage Review. This submission has been referred to the South Yarra Heritage Review heritage consultant so that it can be appropriately considered.
Management recommendation	<ul style="list-style-type: none"> - No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

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5. [REDACTED] on behalf of Buncle Street Pty Ltd, owner of 99 Buncle Street, North Melbourne

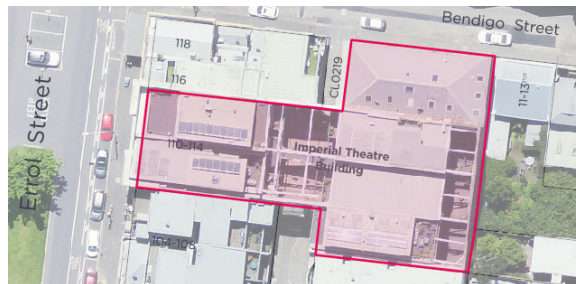
Subject land	<ul style="list-style-type: none"> - 99 Buncle Street, North Melbourne, within <i>HO953 Racecourse Road/Alfred Street, North Melbourne</i>
	 <p data-bbox="496 761 933 795">Source: CoMPASS, November 2012</p>
Position	<ul style="list-style-type: none"> - Does not support the subject property being listed in the Heritage Places Inventory with a building category of Contributory.
Themes	<ul style="list-style-type: none"> - The conversion of the subject property should be out of scope of Amendment C396.
Matters raised	<ul style="list-style-type: none"> - The submission asserts that it is out of scope to include 99 Buncle Street in the Heritage Places Inventory because it was not on any previous heritage register [as it was previously listed under the incorrect address of 103 Buncle Street]. This is because the scope of Amendment C396 does not include introducing heritage protection for new properties. - It is out of scope to include 99 Buncle Street in the Heritage Places Inventory because it was previously graded E. This is because the scope of Amendment C396 is to convert properties with heritage gradings of A, B, C or D only to the contemporary heritage category system.
Management response	<ul style="list-style-type: none"> - 99 Buncle Street, North Melbourne was identified as a heritage building in the <i>North and West Melbourne Conservation Study, 1983</i>. It was inadvertently mislabelled as 103 Buncle Street in the study. Amendment C396 appropriately seeks to correct this historic addressing anomaly and to convert 99 Buncle Street to the contemporary heritage category system. - The Notice and letters to affected property owners and the Participate Melbourne communications material for both Amendment C258 and Amendment C396 identified that heritage gradings in the previous A to D grading system were being converted to a contemporary heritage category system. This communicated the move from the previous letter grading system, to the contemporary heritage category system.
Management recommendation	<ul style="list-style-type: none"> - No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

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6. Hotham History Project in relation to three listings in the Heritage Places Inventory in North Melbourne

Subject land

- 15 Bendigo Street, part of 110-114 Errol Street, North Melbourne, within *HO3 North & West Melbourne Precinct*



Source: CoMPASS, 3 November 2020

- 56 Chapman Street, part of 163-177 Flemington Road, North Melbourne, within *HO3 North & West Melbourne Precinct*



Source: CoMPASS, 3 November 2020

- 502-506 Victoria Street, North Melbourne also known as 2-6 Errol Street, within *HO3 North & West Melbourne Precinct*



Source: CoMPASS, 3 November 2020

Position	- No overall position on Amendment C396 stated.
Themes	- Recommends changes to listings in the Heritage Places Inventory.
Matters raised	- The submission identifies three heritage buildings which front streets which are not the same as the property addresses they are listed under. For example, 15 Bendigo Street is part of a property addressed as 110-114 Errol Street and is proposed to be listed in the Heritage Places Inventory in the following way:

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NORTH AND WEST MELBOURNE			
Street	Number	Building Category	Significant Streetscape
Errol Street	110-114, includes:		
	<ul style="list-style-type: none"> • 15 Bendigo Street 	Significant	-
	<ul style="list-style-type: none"> • 110-114 Errol Street 	Contributory	-

- The submission notes that users of the Heritage Places Inventory may not know to look under the property address rather than the street address to locate the listing. The submission recommends that references be added to the Heritage Places Inventory under the street addresses as well as the property address.

Management response


- Management agrees that it may be beneficial to add additional listings for buildings which front different streets to the property address they are listed under in the Heritage Places Inventory. However this must be done in a considered and systematic way.
- The City of Melbourne is undertaking a Heritage Data Project which will include transitioning the inventory to a map-based system and will review how addresses are listed in the Heritage Places Inventory holistically as part of this project.
- Management does not recommend updating the Heritage Places Inventory to include additional street address listings for these properties at this time.

Management recommendation

- No changes are recommended in response to this submission.
- Submission to be referred to the planning panel.

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7. Ethos Urban on behalf of the Roman Catholic Trust Corporation for the Diocese of Melbourne in relation to various properties on Albert Street, East Melbourne

Subject land	<ul style="list-style-type: none"> - 384-388, 394, 396, 398, 400, 402, 404, 406 and 408 Albert Street, East Melbourne – all properties are affected by Amendment C396 except 404 and 408 Albert Street. 384-388, 394, 396, 398 and 400 Albert Street are within <i>HO154 Burlington Terrace, 15-27 Lansdowne Street & 384–400 Albert Street, East Melbourne</i>, Victorian Heritage Register (VHR) H0797. 402 and 404 Albert Street are within <i>HO120 402-406 Albert St, East Melbourne</i>. 408 Albert street is within <i>HO121 Terrace, 408 Albert St, East Melbourne</i>, VHR H0851.
	
	<p>Source: Google Street View, July 2019</p>
Position	<ul style="list-style-type: none"> - Does not support selected properties being listed in the Heritage Places Inventory with a building category of Significant.
Themes	<ul style="list-style-type: none"> - Evidence for inclusion in the Heritage Overlay. - Evidence for heritage category.
Matters raised	<ul style="list-style-type: none"> - The submission states that it is unclear as to the heritage assessment undertaken to support the inclusion of 406 Albert Street in the Heritage Overlay. It is not currently within the mapped extent for <i>HO120 402-406 Albert St, East Melbourne</i> but is included in the street range used in the description for HO120. It is also unclear why 406 Albert Street would be included in HO120 with 402 and 404 Albert Street when it was constructed as a pair with 408 Albert Street. - The submission states that it is unclear why 402, 404 and 406 Albert Street should be listed in the Heritage Places Inventory with the same building and streetscape categories as the VHR listed 384-400 and 408 Albert Street when they are of lesser significance. - The submission requests a further heritage assessment be undertaken to demonstrate whether: <ul style="list-style-type: none"> - 406 Albert Street should be more appropriately included in HO121 with matched pair at 408 Albert Street. - The significant building and streetscape categories for 402, 404 and

406 Albert Street should be amended to Contributory.

Management response

- 406 Albert Street is affected by Amendment C396 to correct a historic mapping error. The description for HO120 in the Schedule to Clause 43.01 (Heritage Overlay) is “402-406 Albert St, East Melbourne”. Amendment C396 corrects the mapping error by applying HO120 to 406 Albert Street.
- The submission identifies that it may be more appropriate to include 406 Albert Street in HO121 with the VHR listed 408 Albert Street given that they were constructed as a pair. Such a review of Heritage Overlay boundaries is out of scope for this amendment but could be done as part of a future heritage review for East Melbourne.
- The purpose of Amendment C396 is to convert the heritage gradings for properties removed from Amendment C258. It is not a broader review of the heritage controls.
- Through the conversion process 384-388, 394, 396, 398, 400 and 402 Albert Street are proposed to have building categories of Significant and streetscape categories of Significant. 404 Albert Street and 408 Albert Street are not affected by Amendment C396. Their heritage gradings were converted through Amendment C258.
- The submission queries why 402, 404 and 406 Albert Street are proposed to have the same heritage category as the VHR listed properties. There is a difference between the significance of a VHR listed property and a property with a Significant category that is not on the VHR. Properties with a Significant category are significant to the City of Melbourne. If they are on the VHR they are also significant to Victoria.
- The submission identifies that further heritage assessment should be undertaken for these properties. This is out of scope for this amendment but could be undertaken as part of an upcoming East Melbourne heritage review.

Management recommendation

- No changes are recommended in response to this submission.
 - Submission to be referred to the planning panel.
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8. [REDACTED] in relation to the suburb of Carlton

Subject land	<ul style="list-style-type: none"> - This submission is in relation to properties in the suburb of Carlton. These properties are not affected by Amendment C396 except for 183-195 Bouverie Street, Carlton which is within <i>HO1121 Little Pelham Street Precinct 183-195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton).</i>
Position	<ul style="list-style-type: none"> - Does not support Amendment C396.
Themes	<ul style="list-style-type: none"> - Potential errors in the Heritage Places Inventory. - Potential errors in the Heritage Overlay maps. - Potential errors in the Schedule to Clause 43.01 (Heritage Overlay). - Potential flaws in the Amendment C258 methodology.
Matters raised	<p>Errors</p> <ul style="list-style-type: none"> - The submission asserts that there are more errors in the Heritage Places Inventory in Carlton than are being addressed through Amendment C396. It also asserts that there are errors in the Heritage Overlay maps and schedule for places in Carlton. The submission includes a number of case studies to demonstrate these errors [these are listed in the management response section]. <p>PDF planning scheme maps on DELWP's Browse Planning Schemes website</p> <ul style="list-style-type: none"> - The submission notes that the pdf planning scheme maps on DELWP's Browse Planning Schemes website are misleading because many Heritage Overlays are hidden by labels or not labelled. [The pdf planning scheme maps are available at https://www.planning.vic.gov.au/schemes-and-amendments/browse-planning-scheme/planning-scheme?f.Scheme%7CplanningSchemeName=Melbourne.] <p>C graded buildings in City North precincts</p> <ul style="list-style-type: none"> - The submission opposes applying the Amendment C258 methodology to convert the heritage gradings for C graded buildings in City North precincts. This involved Lovell Chen undertaking a desktop review for these properties and assessing them as Contributory or Significant. The reasons for opposing this include that the submission asserts Lovell Chen had previously reviewed these buildings and that the conversion methodology for <i>West Melbourne Heritage Review 2015</i> that was upheld through Amendment C258 was essentially the same methodology as for the <i>City North Heritage Review 2013</i>. <p>City North precinct HO1121</p> <ul style="list-style-type: none"> - The submission discusses City North precinct HO1121. The submission queries why Lovell Chen was retained to review the C graded buildings within HO1211 given that Mr Peter Lovell of Lovell Chen acted as an expert witness for the property owner at the panel hearing for Amendment C198.
Management response	<p>Errors</p> <ul style="list-style-type: none"> - The purpose of Amendment C396 is to convert the heritage gradings for properties removed from Amendment C258. It is not a review of all heritage controls that apply across the municipality. Heritage controls in part of Carlton were subject to a comprehensive review through the <i>City North Heritage Review 2013</i>. Heritage controls in the remaining part of Carlton will be subject to a comprehensive review through the forthcoming <i>Carlton Heritage Review 2021</i>. - Management acknowledges that there may be historic errors in the Heritage

Overlay maps and schedule that are not being addressed through Amendment C396. These will be addressed through future planning scheme amendments. For details on the case studies identified in the submission see the end of this section.

PDF planning scheme maps on DELWP's Browse Planning Schemes website

- Management agrees that the pdf planning scheme maps on DELWP's Browse Planning Schemes website are potentially misleading to users. This issue has been raised with DELWP who is the author of the maps. It is noted that these issues do not occur in DEWLP's online mapping platform, VicPlan.

C graded buildings in City North precincts

- Because of disagreement in the Amendment C258 panel hearing about the validity of the RBA Architects conversion methodology it was agreed at the panel hearing that the appropriate way forward was for Lovell Chen to review these properties using the same methodology they had used in Amendment C258.
- Management notes that Lovell Chen has not previously reviewed these buildings as part of Amendment C258 or as part of the forthcoming *Carlton Heritage Review 2021*. Management also notes that the *West Melbourne Heritage Review 2015* was not a grading conversion because each property was individually assessed against the Significant/Contributory categories as part of that review. This was not the case for properties in the *City North Heritage Review 2013*.

City North precinct HO1121

- In relation to the query why Lovell Chen were engaged to review the C graded buildings within HO1121 given Mr Lovell's previous involvement with this site, management notes that Anita Brady, of Anita Brady Heritage, separately assessed these buildings as an independent consultant in the study team.

Case studies

- The submission identified a number of case studies that are discussed below. Correcting these anomalies is out of scope of Amendment C396.
- The anomalies identified in the following case studies will be addressed through the planning scheme amendment to implement the *Carlton Heritage Review 2021*:
 - *HO34 245-257 Cardigan St, Carlton*: Heritage Overlay mapped extent does not exactly match the address used in the schedule. Management notes that mapping corrections are only included for Heritage Overlays which include properties affected by the grading conversion in Amendment C396.
 - *Chinese Mission Church, 148-150 Queensberry Street*: not covered by a Heritage Overlay or included in the Heritage Places Inventory even though it was listed in the Heritage Places Inventory that was in the Scheme prior to Amendment C258. Management notes that it was not appropriate to include this property in the Amendment C396 Heritage Places Inventory because it is not currently in the Heritage Overlay.
 - *HO28 71 Cardigan St, Carlton*: Heritage Overlay mapping error.
 - *HO82 96 Pelham St, Carlton*: Heritage Overlay mapped extent applies to part of the building only.
 - *HO811 630 Swanston St, Carlton*: demolished building, Heritage Overlay is listed in the schedule, mapped and listed in the Heritage Places Inventory.
 - *HO81 5-21 Pelham St, Carlton*: contains three previously A graded buildings that are not listed in the Heritage Places Inventory even though they were included in the first exhibited Amendment C258 inventory

- (exhibited in April and May 2017). Management notes that it was not appropriate to include these buildings in the Amendment C396 Heritage Places Inventory given they were not included in the Heritage Places Inventory that was in the Scheme prior to Amendment C258.
- 16-20 Drummond Place, Carlton (within *HO1 Carlton Precinct*): not a heritage building but is listed as Contributory in the Heritage Places Inventory.
 - 17-21 Argyle Place South, Carlton (within *HO1 Carlton Precinct*): the submission asserts that the building category of Contributory in the Heritage Places Inventory should apply to 17 Argyle Place South only.
 - The anomalies identified in the following case studies should be reviewed through a future correction amendment:
 - *HO1133 Former E P Printing & Publishing Co. Building 205- 223 Pelham Street, Carlton*: omitted from Heritage Overlay schedule.
 - *HO804 Former Ingram Bros Warehouse 145-147 Bouverie Street, Carlton*: Heritage Overlay mapping error.
 - *HO63 Former Factory & Residence 119-125 Leicester St, Carlton*: Heritage Overlay mapping error.
 - *HO110 625-629 Swanston St, Carlton*: have been removed from the Heritage Overlay through Amendment C198 but is listed in the Heritage Overlay schedule.
 - Miscellaneous comments
 - *HO1122 Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton*: the submission asserts that the Heritage Overlay mapping should be updated given that a building within the precinct has been demolished. Management notes that there is no error as the replacement building is included in this precinct as a Non-contributory building.
 - *HO107 Sacred Heart Catholic Church, 169-199 Rathdowne Street, 2-40 Pelham Street & 154-184 Drummond Street, Carlton*: the submission asserts that HO107 should be characterised as a precinct Heritage Overlay and that 169-199 Rathdowne Street, which is the primary address used in the schedule, should be included in the Heritage Places Inventory. The submission also notes that this is a VHR place and that the inclusion of heritage categories in the Heritage Places Inventory for just some VHR places is misleading. Management notes that 169-199 Rathdowne Street is listed in the Heritage Places Inventory, but it is in the incorrect order. This should be addressed through a future correction amendment. The manner in which VHR places are listed and mapped in the Heritage Overlay is determined by Heritage Victoria.

Management recommendation	- No changes are recommended in response to this submission.
	- The submission is to be referred to the planning panel.

9. Lort Smith in relation to 24-34 Villiers Street and 36-38 Villiers Street, North Melbourne

- Subject land**
- 24-34 Villiers Street and 36-38 Villiers Street, North Melbourne, partially within *HO1123 Villiers Street Precinct 14-42 Villiers Street, North Melbourne*



Photo shows 24-34 Villiers Street
Source: Google Street View, July 2019

- Position**
- Does not support 24-34 Villiers Street being listed in the Heritage Places Inventory with a building category of Significant.

- Themes**
- Evidence for heritage category.
 - Impacts on future redevelopment opportunities.

- Matters raised**
- 24-34 Villiers Street and 36-38 Villiers Street are currently both C graded. Amendment C396 proposes to include 24-34 Villiers Street in the Heritage Places Inventory with a Significant building category and 36-38 Villiers Street with a Contributory building category.
 - The submission notes that the assessment undertaken for Amendment C396 was a desktop analysis. The submission notes that the building at 24-34 Villiers Street has been altered overtime.
 - The proposed Significant building category for 24-34 Villiers Street differs from the recommendations of the Amendment C258 Panel. The Panel recommended “that the Heritage Inventory be amended to include the Lort Smith Animal Hospital, 24 and 38 Villiers Street, North Melbourne as Contributory”.
 - The City of Melbourne has issued planning permit TP-2019-354 to facilitate the expansion of Lort Smith. This proposed expansion retains the heritage building at 24-34 Villiers Street. The submission identifies concerns with the proposed Significant building category for 24-34 Villiers Street on the future redevelopment potential of the site, beyond that approved under TP-2019-354.
 - The submission considers that a Contributory building category would be appropriate given the building is in a precinct and because of the nature of the building.

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Management response


- 24-34 Villiers Street and 36-38 Villiers Street were assessed as part of the *City North Heritage Review 2013* as C graded buildings.
- The heritage gradings for 24-34 Villiers Street and 36-38 Villiers Street have been converted using the same methodology that was endorsed through Amendment C258. They were desktop reviewed in Amendment C396 by heritage consultants Lovell Chen who assessed 24-34 Villiers Street as Significant and 36-38 Villiers Street as Contributory.
- The submission notes that the Amendment C258 Panel recommended that the 24-34 Villiers Street be listed as Contributory. The Amendment C258 Panel report did not make this recommendation in relation to any consideration of the heritage significance of 24-34 Villiers Street. Rather, the recommendation reflects the Panel's overall position on Amendment C258 that all buildings in precincts should be categorised as Contributory. This position was not supported by Council when it adopted Amendment C258 because it did not reflect the different management regimes for Significant and Contributory buildings in the heritage policies. Council's position was endorsed by the Minister for Planning when he approved Amendment C258 in July 2020.
- Management notes the concerns raised in the submission about the perceived impacts on future redevelopment opportunities for the site. These issues should be considered at the planning permit application stage.

Management recommendation

- No changes are recommended in response to this submission.
 - Submission to be referred to the planning panel.
-

C396MELB FINALISATION OF THE HERITAGE PLACES INVENTORY

10. Owners Corporation of 431-439 Punt Road, South Yarra on behalf of its owners

Subject land	<ul style="list-style-type: none"> - 431-439 Punt Road, South Yarra, within <i>HO6 South Yarra Precinct</i>
	
	<p>Source: CoMPASS, July 2015</p>
Position	<ul style="list-style-type: none"> - Does not support the subject property being listed in the Heritage Places Inventory with a building category of Significant.
Themes	<ul style="list-style-type: none"> - Evidence for heritage category. - Address error in listing in the Heritage Places Inventory.
Matters raised	<ul style="list-style-type: none"> - The submission includes a heritage assessment by consultants Green Heritage. The heritage assessment notes that the church was graded A, but mistakenly states that the building was re-graded C after it was converted to an apartment building in 1995. The heritage assessment refers to the <i>Heritage Places Inventory February 2020 Part B</i> which lists 437 Punt Road as C Grade in a Level 3 streetscape and 451 Punt Road as A Grade in a Level 2. The assessment argues that these listings are both referring to the church. - The heritage assessment argues that the property should be categorised Contributory for the following reasons: <ul style="list-style-type: none"> - It is a former church which has lost its continuity of use, spatial context, community connection and contemporary social value. - Remodelling work that has occurred was substantial, including alterations that are not reversible, or practically reversible. - The heritage assessment notes that property should be listed in the Heritage Places Inventory as 435 Punt Road because this address that is used in VicPlan. It also notes that the seven parcels within the property use this address being 1-6/435 Punt Road and the common property as a separate parcel.
Management response	<ul style="list-style-type: none"> - The former Wesleyan Church / former Uniting Church at 431-439 Punt Road was identified as an A graded building in a Level 2 streetscape in the <i>South Yarra Conservation Study, 1985</i>. The address used in the 1985 study for the church was 451 Punt Road. This has been confirmed

by the Building Identification Form associated with the 1985 study which includes a photo of the former church.

- The grading for the former church was not reviewed following the conversion of the church to an apartment building in the 1990s and it was never regraded C.
- Under the methodology that was endorsed through Amendment C258 the A grading should have been automatically converted to Significant. However Lovell Chen was engaged to review this property because of confusion related to the property address. Lovell Chen assessed the former church as Significant.
- It should be noted that this property is within the study area for the South Yarra Heritage Review which is currently underway. Management has referred this submission to heritage consultant who has been engaged to undertake the South Yarra Heritage Review so that it can be considered when they review this site.
- The former church should be listed with the address as 431-439 Punt Road as this is the address in the City of Melbourne property database. It is not appropriate to change the listing for 431-439 Punt Road from a street number range address to a single street number address given this would be inconsistent with the rest of the Heritage Places Inventory. The City of Melbourne is undertaking a Heritage Data Project which will include transitioning the inventory to a map-based system and will holistically review how addresses are listed in the Heritage Places Inventory.

Management recommendation

- No changes are recommended in response to this submission.
 - Submission to be referred to the planning panel.
-

C396MELB FINALISATION OF THE HERITAGE PLACES INVENTORY

11. [REDACTED] and [REDACTED], owners of 243 Peel Street, North Melbourne

Subject land - 243 Peel Street, North Melbourne, within *HO3 North & West Melbourne Precinct*



Source: Google Street View, December 2020

Position - Does not support the subject property being listed in the Heritage Places Inventory with a building category of Significant.

Themes - Impacts on future redevelopment opportunities.

Matters raised

- The submission asserts that the conversion of this C graded building to Significant is an increase in the heritage control by stealth.
- The submission argues that the proposed listing will hamper the redevelopment potential of 243 Peel Street.
- 243 Peel Street is overshadowed by the 20+ storey tower development immediately to the north at 1 Flemington Road. This large development creates a wind tunnel effect. The only way to overcome the overshadowing would be to build another 20 storey development on the subject site and the neighbouring properties. This would be made impossible by the proposal to upgrade the listing to Significant, the proposal to look unfavourably on facading, and the triangular nature of the block.
- The adjacent site at 241 Peel Street has been vacant and increasingly derelict for at least the past five years. A derelict heritage listed building does not improve the amenity of the broader community travelling through the Haymarket locale.

Management response - The City of Melbourne has a role to identify and protect Melbourne's heritage for current and future generations. The heritage controls for this area were reviewed in 2013 as part of the *City North Heritage Review* as part of the program of successive heritage reviews set out in the City of Melbourne's *Heritage Strategy 2013*. The *City North Heritage Review*

was implemented via Amendment C198. 243 Peel Street was assessed as a C graded building at that time.

- The City of Melbourne is required by DELWP to convert the heritage gradings to the contemporary Significant, Contributory, Non-contributory category system. The heritage grading for 243 Peel Street has been converted using the same methodology that was endorsed through Amendment C258.
- Management notes the concerns raised in the submission about the perceived impacts on future redevelopment opportunities for the site. These should be considered at the planning permit application stage.

Management recommendation

- No changes are recommended in response to this submission.
 - Submission to be referred to the planning panel.
-

C396MELB FINALISATION OF THE HERITAGE PLACES INVENTORY

12. & 18. Hansen Partnership on behalf of The University of Melbourne in relation to various properties in Carlton and Parkville

Subject land

- 139 and 141 Barry Street, Carlton, within *HO1 Carlton Precinct*



Source: Google Street View, November 2017

- 153, 155, 157 and 159 Barry Street (part of 153-163 Barry Street), Carlton, within *HO1 Carlton Precinct*



Source: Google Street View, November 2017

- 182-200 Berkeley Street, Carlton, within *HO1120 182-210 Berkeley Street, Carlton*



Source: CoMPASS, February 2010

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- Peter Hall Building (formerly the Richard Berry Building), Part 156-290 Grattan Street, Parkville (*HO820 Richard Berry Building, Uni of Melbourne*)



Source: Lovell Chen, 2020

- Veterinary & Agricultural Sciences Building, Part 156-290 Grattan Street, Parkville (*HO872 Agriculture and Forestry Building, The University of Melbourne*)



Source: Lovell Chen, 2020

- 197-259 Royal Parade, Parkville, within HO4 *Parkville Precinct*



1-33 Leonard Street. Source: CoMPASS, March 2010



217 Royal Parade. Source: Google Street View, October 2019

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- 143-151 Barry Street, Carlton




Source: CoMPASS, February 2014

Position	<ul style="list-style-type: none"> - Does not support subject properties being listed in the Heritage Places Inventory with building categories of Significant. - Does not support 143-151 Barry Street, Carlton being listed in the in the Heritage Places Inventory with streetscape category of Significant.
Themes	<ul style="list-style-type: none"> - NA
Matters raised	<ul style="list-style-type: none"> - The submission notes that the University of Melbourne has interests in a number of properties affected by Amendment C396. The University of Melbourne has identified that a number of these properties are proposed to be converted to Significant and asserts that these properties should be categorised Contributory. - The University of Melbourne also identified concern with the application of the Significant streetscape category to 143-151 Barry Street, Carlton.
Management response	<ul style="list-style-type: none"> - 139, 141, 153, 155, 157 and 159 Barry Street and 182-200 Berkeley Street, Carlton are C graded buildings in City North precinct Heritage Overlays. These buildings have been converted using the same methodology that was endorsed through Amendment C258. - The Peter Hall and Veterinary & Agricultural Sciences buildings are D graded buildings in individual Heritage Overlays. A full heritage review has been undertaken for these buildings to provide clear justification that these places meet the threshold for individual significance. - 1-33 Leonard Street and 217 Royal Parade were graded A and B respectively in the Heritage Places Inventory that was in the Scheme prior to Amendment C258. These buildings were inadvertently omitted from the exhibited Amendment C258 Inventory. They are proposed to be converted to Significant in line with the Amendment C258 methodology. - 143-151 Barry Street, Carlton was reviewed as part of the <i>City North Heritage Review 2013</i> and assessed as an A graded building in a Level 1 streetscape. The streetscape category was inadvertently omitted from the exhibited Amendment C258 Inventory. It is proposed to include the streetscape category Significant in line with the Amendment C258 methodology.
Management recommendation	<ul style="list-style-type: none"> - No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

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13. Urbis on behalf of [REDACTED], owner of 12 Lansdowne Street, East Melbourne

Subject land	<ul style="list-style-type: none">- 12 Lansdowne Street, East Melbourne, within <i>HO2 East Melbourne & Jolimont Precinct</i>  <p>Source: CoMPASS, February 2003</p>
Position	<ul style="list-style-type: none">- Does not support the subject property being listed in the Heritage Places Inventory with a building category of Contributory.
Themes	<ul style="list-style-type: none">- Evidence for heritage category.
Matters raised	<ul style="list-style-type: none">- The submission asserts that the site does not meet the relevant thresholds of heritage significance to justify a building category of Contributory. Furthermore, the current heritage controls – where the building is Non-contributory within HO2 – are appropriate.- The owner advises that he did not receive notice of Amendment C396 and queries whether adequate notice was given to other affected parties.
Management response	<ul style="list-style-type: none">- This property was identified as a heritage building in the <i>East Melbourne and Jolimont Study, 1983</i>. It was inadvertently mislabelled as 16 Lansdowne Street in the study. Amendment C396 appropriately seeks to correct this historic addressing anomaly and to convert 12 Lansdowne Street to the contemporary heritage category system.- The heritage grading for 12 Lansdowne Street has been converted using the same methodology that was endorsed through the Amendment C258.- Management is satisfied that the notice requirements under section 19 of the <i>Planning and Environment Act 1987</i> have been met.
Management recommendation	<ul style="list-style-type: none">- No changes are recommended in response to this submission.- Submission to be referred to the planning panel.

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14. St Mary's Coptic Orthodox Church, owner of 1-7 and 9-11 Epsom Road, Kensington

Subject land - 1-7 and 9-11 Epsom Road, Kensington, 1-3 Epsom Road is within HO223 1-7 Epsom Road, Kensington



Source: VicPlan, undated aerial (street names and numbers added)

Position - Does not support the application of the Heritage Overlay to part of the subject property which is not currently covered by the Heritage Overlay.

Themes - Ability to act on an existing permit which allows the demolition of buildings which are proposed to be covered by the Heritage Overlay.

Matters raised - The submission notes that the City of Melbourne has issued planning permit TP-2015-81/A for the redevelopment of 1-7 and 9-11 Epsom Road to accommodate modern and fit for purpose community and church facilities. The permit allows the demolition of 5, 7 and 9-11 Epsom Road. The church at 1-3 Epsom Road is to be retained in the proposed redevelopment.

- Amendment C396 proposes to apply the Heritage Overlay to 5 and 7 Epsom Road. The submitter is concerned that this will raise difficulties or prevent the permit being acted on.

Management response - Amendment C396 proposes to correct a historic mapping error by applying the Heritage Overlay to 5 and 7 Epsom Road.

- 5 and 7 Epsom Road were also reviewed by Lovell Chen as part of Amendment C396 because they are currently graded D and are within an individual Heritage Overlay HO223. Lovell Chen assessed 5 Epsom Road as Non-Contributory and 7 Epsom Road as Contributory. They recommended that HO223 be deleted and HO9 Kensington Precinct be

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extended to include all of 1-7 Epsom Road.

- The submitter raises the concern that applying the Heritage Overlay to 5 and 7 Epsom Road will impact the ability to act on planning permit TP-2015-81/A. However, this is not the case because TP-2015-81/A explicitly allows the “demolition of existing buildings (5, 7 and 9-11 Epsom Road)”.

**Management
recommendation**

- No changes are recommended in response to this submission.
 - Submission to be referred to the planning panel.
-

C396MELB FINALISATION OF THE HERITAGE PLACES INVENTORY

15. Planning Property & Partners on behalf of [REDACTED], owner of 1 Bendigo Street, North Melbourne

Subject land

- 1 Bendigo Street, North Melbourne, within HO3 North & West Melbourne Precinct



Source: CoMPASS, January 2016

Position	- Does not support the subject property being listed in the Heritage Places Inventory with a building category of Contributory.
Themes	- NA
Matters raised	<ul style="list-style-type: none"> - The submitter objects to Amendment C396 insofar as it proposes to apply a building category of Contributory to the site. - The submitter requests that Council consider the submission and the matter be referred to a planning panel.
Management response	<ul style="list-style-type: none"> - The heritage grading for 1 Bendigo Street has been converted using the same methodology that was endorsed through Amendment C258. - The building is currently D graded in a precinct Heritage Overlay in North Melbourne. In line with the endorsed methodology, heritage consultants Lovell Chen converted it to Contributory.
Management recommendation	<ul style="list-style-type: none"> - No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

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16. Whiteman Property & Associates on behalf of JAGA Group in relation to 515-523 Spencer Street, West Melbourne

Subject land	- This submission is in relation to 515-523 Spencer Street, West Melbourne, within <i>HO783 519-523 Spencer Street, West Melbourne</i> . This property is not affected by Amendment C396.
Position	- Does not support the subject property being listed in the Heritage Places Inventory with a building category of Significant.
Themes	- Impacts on future redevelopment opportunities. - Insufficient justification for Significant building category.
Matters raised	- The submission mistakenly identifies that Amendment C396 proposes to apply a Significant heritage category to 515-523 Spencer Street. The submission identifies that this is an upgrading from the previous C grading. - The submission objects to the Significant heritage category because it will have ramifications on future redevelopment opportunities and it will jeopardise the ability for the site to be redeveloped in accordance with the <i>West Melbourne Structure Plan, 2018</i> . - The submission includes a heritage assessment by consultants Heritage 21 which recommends that the building should be categorised Contributory.
Management response	- 515-523 Spencer Street (the Royal Mail Hotel, referred to as 519 Spencer Street in the Heritage Places Inventory) is not subject to Amendment C396 and therefore not within scope.
Management recommendation	- No changes are recommended in response to this submission. - Submission to be referred to the planning panel.

C396MELB FINALISATION OF THE HERITAGE PLACES INVENTORY

17. _____ in relation to 142-150 Drummond Street, 15-31 Pelham Street, and 125-139 Rathdowne Street, Carlton

Subject land	- 142-150 Drummond Street, 15-31 Pelham Street and 125-139 Rathdowne Street, Carlton, within <i>HO81 5-21 Pelham St, Carlton</i> . These properties are not affected by Amendment C396.
Position	- No overall position on Amendment C396 stated.
Themes	- Potential errors in the Heritage Places Inventory.
Matters raised	<ul style="list-style-type: none">- The submission notes that three buildings, 142-150 Drummond Street, 15-31 Pelham Street and 125-139 Rathdowne Street, have been unintentionally omitted from the Heritage Places Inventory.- The submission notes that they were listed in the first exhibited Amendment C258 Heritage Places Inventory dated March 2017 [exhibited between 30 March and 12 May 2017], all with building categories of Significant and streetscape categories of Significant. They were not included in the second exhibited Amendment C258 Heritage Places Inventory. They are also not included in the Amendment C396 Heritage Places Inventory.
Management response	<ul style="list-style-type: none">- It was not appropriate to include these buildings in the Amendment C396 Heritage Places Inventory given they were not included in the Heritage Places Inventory that was in the Scheme prior to Amendment C258.- These buildings will be subject to in-depth review as part of the forthcoming <i>Carlton Heritage Review 2021</i> where it will be determined whether they warrant a Significant, Contributory or non-Contributory grading.
Management recommendation	<ul style="list-style-type: none">- No changes are recommended in response to this submission.- Submission to be referred to the planning panel.

Methodology Report

Amendment C396 Heritage Category Conversion

Attachment 3
Agenda item 6.2
Future Melbourne Committee 7
September 2021



July 2021

Prepared by

Prepared for

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
8849	001	Final to council	18/01/2021	LB
8849	002	Final	28/01/2021	LB
8849	003	Final	10/03/2021	LB
8849	004	Updated final	29/07/2021	LB

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

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1.0 INTRODUCTION

This report documents the methodology undertaken in a recent conversion of the heritage gradings of over 380 heritage places for the City of Melbourne, including a review of D graded places with individual Heritage Overlays.

The places are identified, and the results of the study are documented, in the attached Excel spreadsheet (explained in more detail below).

The project is identified as 'Amendment C396 Heritage category conversion for properties not converted through Amendment C258' in the City of Melbourne's 'Request for Quotation' of May 2020 (the project brief) and is generally referred to below as the 'heritage category conversion' study. The study has been undertaken by Lovell Chen, with Anita Brady of Anita Brady Heritage.

1.1 Terminology

The term 'heritage place' or 'place' is mainly used in this report, with the places in this study predominantly being buildings; they may also include other structures or sites, or are part of groups of buildings at several adjoining addresses or in larger areas such as heritage precincts. The word 'building' or 'property' is also sometimes used for heritage place in this report.

D graded places with individual Heritage Overlay numbers and an individual or single address listed in the Schedule to the Heritage Overlay, are as noted above also included in this heritage category conversion study.

1.2 Amendment C258

The City of Melbourne's Amendment C258 incorporated several discrete heritage projects, including updating the local heritage policies in the Melbourne Planning Scheme, Clause 22.04 Heritage Places within the Capital City Zone and Clause 22.05 Heritage Places outside the Capital City Zone; and converting the heritage gradings of places in the Heritage Overlay from the (then) A to D grading system to a more contemporary significant, contributory and non-contributory category system. The latter included reviewing the grading (or categorisation) and in some cases upgrading or downgrading the category of the heritage place.

The Amendment C258 work, including the gradings conversion, was predominantly undertaken in 2015 by Lovell Chen.

The Amendment C258 conversion of gradings was mainly desktop based, with some limited field work, and adopted an approach which largely saw the direct conversion of A and B graded places in heritage precincts throughout the municipality to significant (there were no A graded places in Kensington); the direct conversion of C and D graded places in Parkville to contributory; and the direct conversion of D graded places in East Melbourne/Jolimont and South Yarra to contributory. C and D graded places in precincts in the remaining suburbs in the municipality were desktop reviewed. Table 1 below provides a summary.

Table 1 Summary table of Amendment C258 conversion approach

Precincts	A grade	B grade	C grade	D grade
East Melbourne and Jolimont	Significant	Significant	Review	Contributory
South Yarra	Significant	Significant	Review	Contributory
Parkville	Significant	Significant	Contributory	Contributory
Kensington	N/A	Significant	Review	Review

Precincts	A grade	B grade	C grade	D grade
North and West Melbourne	Significant	Significant	Review	Review
Carlton	Significant	Significant	Review	Review
CCZ	Significant	Significant	Review	Review

The outcome of the Amendment C258 gradings conversion was that most of the C and D graded places which were reviewed were assessed as contributory, with some being upgraded to significant. Some places were also downgraded to non-contributory on the basis of having been demolished or changed or modified to such an extent as to have largely or fully extinguished their heritage value.

Lovell Chen documented the outcomes of the Amendment C258 review work in an Excel spreadsheet provided by the City of Melbourne to the consultants.

1.3 Individual Heritage Overlays

Heritage places of any grading (A-D) with an individual Heritage Overlay number and a single address were directly converted to the category of significant under Amendment C258. This was on the basis of the places being regarded as significant due to their existing individual inclusion in the Schedule to the Heritage Overlay, and an understanding that they had already met the significance threshold. These places were typically single buildings, although in some cases more than one building was listed under the one address and the individual Heritage Overlay number.

Small Heritage Overlays which contained several properties with several addresses were treated as being akin to a small Heritage Overlay precinct, with the properties either converted directly or reviewed based on their original grading, as per the Amendment C258 methodology described above.

Following Amendment C258, the City of Melbourne determined that individual Heritage Overlays which included D graded places should be reviewed. These places were consequently removed from C258 prior to its adoption and gazettal, and this current heritage category conversion review, as per the project brief, includes a review of the D graded places with an individual Heritage Overlay.

1.4 C graded places in City North Heritage Review

The Amendment C258 assessment and conversion of gradings did not apply to C graded places in heritage precincts identified in the (then) recently completed City North Heritage Review (RBA Architects, 2013). These C graded places were recommended by the consultants involved in the City North Heritage Review to be directly converted to significant (as were the A and B graded places in that study).

Following Amendment C258, the City of Melbourne determined that the C graded places in the City North Heritage Review should be reviewed, to be consistent with the C258 methodology. This current heritage category conversion study, as per the project brief, includes a review of these C graded places.

1.5 Omitted and incorrectly categorised places

During the course of Amendment C258, including during exhibition and the Planning Panel review, it became apparent that a number of heritage places were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.

The pre-Amendment C258 Melbourne Heritage Inventory had been developed over many years and was based on heritage studies and reviews which were largely undertaken in the 1980s. Since that time, many properties have been subdivided, consolidated or re-addressed, and for these reasons some listings were incorrectly converted during C258, or were omitted from the exhibited Amendment C258 Inventory.

It is understood that a comprehensive review of the Inventory was undertaken by the City of Melbourne following Amendment C258, and that this identified the properties which had been omitted or incorrectly converted. These places were consequently removed from C258 prior to its adoption and gazettal, and this current heritage category conversion study, as per the project brief, reflects the City of Melbourne requirement to assess and/or directly convert these places in this current heritage category conversion study, as per the project brief, and using the C258 methodology.

1.6 Other contemporary studies

Several D graded places with individual Heritage Overlays included in this current heritage category conversion study, also form part of other City of Melbourne heritage reviews which are underway or being finalised and which are anticipated to be implemented through future planning scheme amendments, namely heritage reviews of Carlton and South Yarra.

Three of these places, being 18-22 Cardigan Street, Carlton (HO35), 144-146 Queensberry Street, Carlton (HO807) and 783 Punt Road, South Yarra (HO412), have been assessed in this current study as contributory. The assessments and recommendations are identified in the attached Excel spreadsheet and in Table 2 below. The status of these places, as individual Heritage Overlays or places to be included in (extended) existing heritage precincts, will be resolved through the South Yarra Heritage Review which is currently underway and the Carlton Heritage Review which is being finalised. These studies involve full heritage assessments.

Another D graded place with an individual Heritage Overlay included in this current heritage category conversion study, which is also subject to the Carlton Heritage Review, is 29-31 Rathdowne Street, Carlton (HO809). This place has been assessed in this study as significant, and the place citation which was separately prepared for the Carlton study, in the documentation format for that study, is attached to this report.

1.7 Conflict of interest

A number of places included in this heritage category conversion study are properties with which Lovell Chen is either currently involved, or has recently been involved, including providing heritage advice.

Given this situation, which represents a potential conflict of interest, it was decided that Anita Brady, of Anita Brady Heritage, as an independent consultant in the study team, would separately assess these properties.

It is also noted that both Lovell Chen and Anita Brady have a conflict of interest for a further property. The City of Melbourne engaged a separate consultant to undertake the review of this property.

1.8 Attachments to this report

Attached to this report are the spreadsheet (Attachment A) and the citations (Attachment B), comprising:

- City of Melbourne-supplied Excel spreadsheet of places subject to this heritage category conversion review, which has been updated with the outcomes and recommendations of this study (see Sections 2.2 and 3.6). (Attachment A)
- Citations for D graded places with an individual Heritage Overlay which have been assessed as significant. Included in the citation is a site history, site description, comparative analysis, an assessment against heritage criteria, recommendations and a statement of significance (see Section 3.5.1). (Attachment B)
- Citation for the property at 90-92 Bayswater Road, Kensington, which was left out of the mapping for HO211 (the property address was one of several included in the Schedule to the Heritage Overlay for HO211), but has been assessed here as a significant heritage place in its own right and deserving of an individual Heritage Overlay (see Section 2.6). (Attachment B)
- A citation for HO868 Westbourne Road Precinct, being 47-55, 59 and 69 Westbourne Road, Kensington. This small precinct is recommended to be extended to include two D graded

places with individual Heritage Overlays which have been assessed as contributory places (59 and 69 Westbourne Road, see Section 2.7). (Attachment B)

- Place citation for the property at 29-31 Rathdowne Street, Carlton (HO809). (Attachment B)

2.0 HERITAGE CATEGORY CONVERSION STUDY

2.1 Scope of study

The gradings of most places in Melbourne's Heritage Overlay were converted through Amendment C258. However, some places were not included in the version of C258 which was adopted by Council, as outlined above.

These include the following which are addressed and assessed in this current heritage category conversion study, adopting the same methodology and approach as Amendment C258 (as described at Section 1.2, and summarised in Table 1). The attached Excel spreadsheet identifies the places:

- C graded places in heritage precincts identified in the City North Heritage Review (2013).
- Places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory. These include places which:
 - were converted directly to the new heritage category under the methodology used for C258; or
 - required review under this current heritage category conversion study.

In addition:

- D graded places with individual Heritage Overlays which were removed from Amendment C258 to be subject to future review (i.e. this current study).

2.2 City of Melbourne spreadsheet

As occurred with Amendment C258, at the outset of the project the City of Melbourne provided the consultants with an Excel spreadsheet of the subject properties. The spreadsheet contains property addresses, existing gradings and relevant Heritage Overlay numbers. The completed spreadsheet is attached to this report and includes a summary of all the assessments and recommendations of this heritage category conversion study.

The updating of the spreadsheet is explained at Section 3.6 below.

2.3 Heritage category definitions

Clause 22.04 Heritage Places within the Capital City Zone and Clause 22.05 Heritage Places outside the Capital City Zone include the following definitions:

'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.

'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.

'Non-contributory place'

A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.

These definitions have been referred to in, and have informed, the assessment of places included in this study.

2.4 Summary of assessments and recommendations for places which were desktop reviewed in this study

The attached Excel spreadsheet includes a summary of the assessments and recommendations for the C graded places in heritage precincts identified in the City North Heritage Review, and the places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.

The methodology used in the assessments is described below at Section 3.0, while the outcomes and recommendations inputted into the spreadsheet are explained at Section 3.6.

2.5 Summary of assessments and recommendations for D graded individual Heritage Overlays

The following table summarises the outcomes of the assessment of the D graded individual Heritage Overlay places. Additional detail is included in the attached Excel spreadsheet.

The table also indicates where a citation, as prepared for this heritage category conversion study, is attached to this report.

Table 2 Summary table of D graded individual Heritage Overlays

HO no & address	Assessment & recommendation
HO35 18-22 Cardigan Street, Carlton	Contributory To be reviewed/confirmed pending finalisation of the Carlton Heritage Review (separate study). Also noted that also noted that the boundary of the HO map does not cover all three buildings at 18-22 Cardigan Street, and currently only applies to 18 and 20 Cardigan Street.
HO96, HO1 106-112 Queensberry Street, Carlton	Not significant or contributory Heritage building has been demolished. Recommend remove HO96 but retain in HO1 Carlton Precinct as non-contributory.
HO807 144-146 Queensberry Street, Carlton	Contributory To be reviewed/confirmed pending finalisation of the Carlton Heritage Review (separate study).
HO809 29-31 Rathdowne Street, Carlton	Significant Documentation prepared for Carlton Heritage Review (separate study), with the place citation from that study attached to this report. HO809 mapping incorrectly applies to the adjoining property to the north at 35 Rathdowne Street. Recommended remove the individual

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HO no & address	Assessment & recommendation
	<p>HO from the latter property and apply the HO map to the subject property at 29-31 Rathdowne Street.</p> <p>35 Rathdowne Street should then be included in the surrounding precinct, which extends along Rathdowne Street, being the HO992 World Heritage Environs Area Precinct.</p>
<p>HO205</p> <p>2 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report), and retain individual HO.</p>
<p>HO198</p> <p>17-19 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report), and retain individual HO.</p> <p>HO198 mapping incorrectly applies to the rear of the adjoining properties at 21 and 23 Bayswater Road. Recommend remove this HO from these parts of the adjoining properties, with HO199 applied to the rear of 21 and 23 Bayswater Road.</p>
<p>HO201</p> <p>59 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report).</p> <p>HO201 mapping incorrectly applies to the adjoining properties at 61, 63 and 65 Bayswater Road. Recommend remove the latter properties from HO201 and include 59 Bayswater Road in HO201 as an individual property.</p>
<p>HO204</p> <p>83 Bayswater Road, Kensington</p>	<p>Significant</p> <p>Citation prepared (and attached to this report), and retain individual HO.</p>
<p>HO223</p> <p>5 Epsom Road, Kensington</p>	<p>Not significant or contributory</p> <p>This building is part of a larger property (church complex) at 1-7 Epsom Road, where HO223 covers only the church.</p> <p>Recommend all of 1-7 Epsom Road be included in an extended HO9 Kensington Precinct, with 5 Epsom Road identified as non-contributory.</p> <p>Recommend remove HO223.</p>
<p>HO223</p> <p>7 Epsom Road, Kensington</p>	<p>Contributory</p> <p>This building is part of a larger property (church complex) at 1-7 Epsom Road, where HO223 covers only the church.</p> <p>Recommend all of 1-7 Epsom Road be included in an extended HO9 Kensington Precinct, with 7 Epsom Road identified as contributory.</p> <p>Recommend remove HO223.</p>
<p>HO227</p> <p>25 Epsom Road, Kensington</p>	<p>Not significant or contributory</p> <p>Recommend remove HO227.</p>

HO no & address	Assessment & recommendation
HO233 19 Gower Street, Kensington	Significant Citation prepared (and attached to this report), and retain individual HO.
HO241 2-4 Kensington Road, Kensington	Contributory Recommend property be included in an extended HO9 Kensington Precinct, and identified as contributory. Recommend remove HO241.
HO246 56 Kensington Road, Kensington	Contributory Recommend property be included in an extended HO9 Kensington Precinct, and identified as contributory. Recommend remove HO246.
HO819 33 and 33A Kensington Road, Kensington	Contributory Pair of adjoining buildings. 33A was incorrectly left out of the mapping for HO819, but it is recommended that the pair be included in an extended HO9 Kensington Precinct and identified as contributory. Recommend remove HO819.
HO265 9 Westbourne Road, Kensington	Not significant or contributory Recommend remove HO265.
HO266 17 Westbourne Road, Kensington	Significant Citation prepared (and attached to this report), and retain individual HO.
HO269 59 Westbourne Road, Kensington	Contributory Recommend be included in an extended HO868, being a heritage precinct in Westbourne Road with a precinct citation prepared, and identified as contributory. Recommend remove HO269.
HO271 69 Westbourne Road, Kensington	Contributory Recommend be included in an extended HO868, being a heritage precinct in Westbourne Road with a precinct citation prepared, and identified as contributory. Recommend remove HO271.
HO535 72-74 Bourke Street, Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.

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HO no & address	Assessment & recommendation
HO538 86 Bourke Street, Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO525 19-21 Bourke Street, Melbourne	Contributory Recommend be included in HO500 Bourke Hill Precinct and identified as contributory. Recommend remove HO525.
HO530 39-43 Bourke Street, Melbourne	Contributory Recommend be included in HO500 Bourke Hill Precinct and identified as contributory. Recommend remove HO530.
HO536 73-77 Bourke Street, Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO872 Veterinary and Agriculture Sciences Building, University of Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO820 Richard Berry Building (now Peter Hall Building), University of Melbourne	Significant Citation prepared (and attached to this report), and retain individual HO.
HO409 54 Clowes Street, South Yarra	Not significant or contributory Heritage building has been demolished. Recommend remove HO409.
HO406 31 Clowes Street, South Yarra	Not significant or contributory Heritage building has been subject to successive phases of change. Recommend remove HO406 but retain in HO6 South Yarra Precinct as non-contributory.
HO412 783 Punt Road, South Yarra	Contributory To be reviewed/confirmed in the forthcoming South Yarra Heritage Review (separate study).
HO454 310 Walsh Street, South Yarra	Significant Citation prepared (and attached to this report), and retain individual HO.

HO no & address	Assessment & recommendation
HO457 322 Walsh Street, South Yarra	Contributory Recommend be included in an extended HO6 South Yarra Precinct and identified as contributory. Recommend remove HO457.
HO435 281 Walsh Street, South Yarra (more correctly 283), Melbourne Girls Grammar campus	Contributory Recommend be included in an extended HO6 South Yarra Precinct and identified as contributory. Recommend remove HO435.
HO851 Adjacent to 281 Walsh Street, South Yarra (more correctly 281), Melbourne Girls Grammar campus	Not significant or contributory Heritage building has been demolished. Recommend remove HO851.
HO852 285 Walsh Street, South Yarra, Melbourne Girls Grammar campus	Significant Citation prepared (and attached to this report). Recommend be included in an extended HO6 South Yarra Precinct and identified as significant. Recommend remove HO852.
HO437 291 Walsh Street, South Yarra, Melbourne Girls Grammar campus	Contributory Recommend be included in an extended HO6 South Yarra Precinct and identified as contributory. Recommend remove HO437.
HO367 157-165 City Road, Southbank	Not significant or contributory Heritage building has been demolished. Recommend remove HO367.

2.6 90-92 Bayswater Road, Kensington

The D graded property at 90-92 Bayswater Road, Kensington, was left out of the mapping of the adjoining small precinct of HO211. However, the building faces a different direction to the other properties in HO211 and was assessed here to be significant and deserving of an individual Heritage Overlay. A citation has been prepared and is attached to this report.

2.7 Westbourne Road Precinct

As identified in Table 2, two D graded properties (59 and 69 Westbourne Road, Kensington) with existing individual Heritage Overlays have been assessed here to be contributory, and are recommended to be included as contributory places in an extended HO868 Westbourne Road Precinct. A citation has been prepared for the precinct and is attached to this report.

3.0 METHODOLOGY

This heritage category conversion study had three principal tasks or components:

- Direct conversion of places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory, using the C258 conversion methodology described above.
- A desktop review of the gradings, using the C258 conversion methodology for:
 - C graded places from the City North Heritage Review; and
 - places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory
- An assessment of D graded places which have individual Heritage Overlays.

To be consistent with methodology used for Amendment C258, the gradings review (dot point 2 above) was largely desktop based, with some additional research including historical research undertaken, and limited field work where required.

The assessment of the D graded individual Heritage Overlay places (dot point 3) involved additional research including historical research and comparative analysis, and field work in all cases – i.e. inspections of properties from the street or public realm - save for several properties where it was known that the graded building had been demolished and replaced. This was to ensure that these places were fully reviewed and assessed so as to confirm – or not – their status as individually significant heritage places.

3.1 Desktop review

The desktop review utilised existing information on the subject buildings and places, including the following databases/sources and existing heritage studies:

- Melbourne's i-heritage database (largely reproduces information contained in individual Building Identification Forms, which in turn are taken from the earlier heritage studies, plus recent property images; this source was verified against the heritage study extracts cited below)
- Individual Building Identification Forms and extracts/citations from previous heritage studies, which include older images of the buildings (copies supplied by City of Melbourne to the consultants)
- City North Heritage Review (2013)

Nearmap was utilised for current and archived aerial images. Streetview, as available in Nearmap or Google Maps, was additionally used for current and archived images of buildings and properties from streets. This also enabled comparison with the older images of buildings included in the earlier heritage studies (and Building Identification Forms) allowing comparisons to be made, which in turn informed the current assessment and review. In some instances, it was apparent that a building had been restored, and its heritage value enhanced; alternatively, changes may have been made to buildings which diminished the heritage value.

3.2 Historical research

Regarding the historical research, primary and secondary sources which were utilised and referred to included the following:

- Sands & McDougall directories (various dates)
- MMBW detail and 160:1 plans, State Library of Victoria
- State Library of Victoria's picture collection
- National Library of Australia's Trove website, including digitised newspapers
- City of Melbourne rate books, held at Public Record Office Victoria (digitised in series VPRS 5708/P9)
- City of Melbourne, Building Application index, via www.ancestry.com

- City of Melbourne, Building Application plans, VPRS 11200, held at Public Record Office Victoria
- Miles Lewis' Australian Architectural index, via <http://www.mileslewis.net/australian-architectural.html>
- Historical Aerial Photography Collection, Landata, Victorian Land Registry Service
- *Architecture on Campus: A Guide to the University of Melbourne and its Campuses*, Phillip Goad and George Tibbits, 2013.
- *Encyclopedia of Australian Architecture*, Phillip Goad and Julie Willis, 2012
- *Melbourne's Marvellous Modernism: A Comparative Analysis of Post-War Modern Architecture in Melbourne's CBD 1955-1975*, National Trust, September 2014

3.3 Field work

As noted, the assessment of the D graded individual Heritage Overlay places involved field work. This was to the extent of inspecting or viewing the properties from the principal street or public realm, and side streets or rear lanes where relevant. Photographs were also taken, with a select image included in the citation for those places which were assessed as significant, and for which a statement was prepared (and is attached to this report).

Some limited field work was also undertaken for the places subject to the desktop review, as per the Amendment C258 methodology. This was undertaken where the desktop review sources, including Nearmap and Streetview images, were inconclusive as to the current condition or situation of the subject buildings. The location of some buildings, including those sited in laneways and partly concealed in the electronic views referred to above, also required field work in order to complete the assessment and confirm the heritage grading.

3.4 Assessing significance

Save for the places which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory, and were directly converted to the significant or contributory heritage category using the C258 conversion methodology, this heritage category conversion study included a review of the significance of the remaining places.

The assessment of significance had regard for the City of Melbourne Clause 22.04 and Clause 22.05 heritage category definitions reproduced above at Section 2.3.

The assessment also had regard for, and referred to, relevant heritage assessment criteria, as per the criteria recommended in the VPP Planning Practice Note 1, Applying the Heritage Overlay, August 2018. The criteria are:

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

3.4.1 *Significant places*

The Clause 22.04 and Clause 22.05 definition for heritage places identified as ‘significant’ uses ‘higher order’ language and descriptors to emphasise the importance of these places, including their individual importance and/or their importance to a precinct where relevant. It provides for a range of place types to be considered significant, and allows for a range of attributes to be taken into consideration when assessing this higher level heritage grading.

As noted, the places identified as – or assessed to be - significant in the attached Excel spreadsheet include a brief explanation/rationale for the significant grading. For those D graded individual Heritage Overlays which have been changed to significant, a more detailed citation has been prepared.

The explanations/rationales in the spreadsheet, and the citations for the D graded individual Heritage Overlays, variously identify that the significance of the places is due to their historic values, including their important histories, historical uses or associations; their representative value, as good and/or intact examples of a type of place; their architectural and aesthetic values, including intactness, distinctive design features, early through to post-war dates of construction, and building function or uses; and in more limited instances (in this study) social value.

3.4.2 *Contributory places*

The definition for contributory places is more inclusive and wide-ranging and deliberately set below significant. This definition places emphasis on a contributory place being part of a larger place or collection of related place types, as typically occurs with a heritage precinct. The place effectively ‘contributes’ to the heritage significance and character of the precinct; can be a representative example of a place type, period or style; and/or has a visual or stylistic connection to, or relationship with, similar or like places in the precinct. Contributory places can also combine to demonstrate the historic development of a precinct.

Most of the heritage places reviewed in this current study were assessed as being contributory. Also as noted, some of the D graded individual Heritage Overlay places were found to be contributory. This is explained further below.

3.4.3 *Non-contributory places*

In some limited instances, as identified in the desktop research and/or field work, a graded place was found to be neither significant nor contributory, mainly due to the building having been demolished, or modified and changed to such an extent that its heritage value was largely or fully extinguished. This applied to both the desktop reviewed places as well as the D graded individual Heritage Overlay places. The latter is explained below.

The Excel spreadsheet entry was updated to reflect a downgrading of the place with a comment included in the spreadsheet to that effect.

3.5 **D graded places with individual Heritage Overlays**

For the D graded places with individual Heritage Overlays in this study, and due to the nature of the existing heritage control, a more detailed assessment was undertaken to confirm or clarify the nature of the significance, and to determine if the individual Heritage Overlay control was justified.

The results of this assessment are summarised in Table 2 above.

An initial assessment of each place was undertaken, including a site visit, together with reference to the existing Building Information Forms, plus additional historical research. This was followed by comparative analysis with similar places. Documentation (in the form of a citation) was then prepared for those individual places which were assessed as significant and recommended to be retained as an individual Heritage Overlay place. This also included comparative analysis.

3.5.1 *Identified as significant*

The documentation for each place identified as significant, in the form of a citation, is attached to this report, and includes a photograph, place map, an extract from the Heritage Overlay map, brief history, brief description, comparative analysis, identification of relevant heritage criteria, and a statement of significance in the 'what', 'how' and 'why' format. References are also identified, as are the relevant Schedule to the Heritage Overlay controls including paint controls where these are already in place; and where required recommendations are included about updating or correcting the Heritage Overlay maps, and the Heritage Overlay Schedule information relating to place names and addresses.

One D graded individual Heritage Overlay place in South Yarra (285 Walsh Street, part of the Melbourne Girls Grammar campus) was assessed as being significant, but is recommended to be included in the adjoining precinct as a significant place.

3.5.2 *Identified as contributory*

Some D graded individual Heritage Overlay places were not assessed as significant, and did not in the opinion of the consultants reach the threshold established under the Clause 22.04 and Clause 22.05 definition of significant. Some of these places were more appropriately assessed to be contributory to a Heritage Overlay precinct, either a precinct in which the place is already located; or an adjoining/nearby precinct which is recommended to be extended to include the place. This finding/recommendation is recorded in the Excel spreadsheet and summarised at Table 2 above.

3.5.3 *Not significant or contributory*

While some D graded places might retain some heritage value, under the current system and definitions, the value was not sufficient to justify retention of the individual Heritage Overlay status. Also, in many instances, the character, intactness or location of the property did not provide for inclusion in an existing heritage precinct (as per the places identified as contributory, above). In these instances, the individual Heritage Overlay was recommended to be removed from the property.

In two instances, while the individual Heritage Overlays were recommended for removal, and the properties were not assessed as being contributory to an existing heritage precinct, their location within an existing precinct resulted in a recommendation that they be retained in the precinct as non-contributory places.

The properties are 106-108 Queensberry Street, Carlton, where the individual HO96 is recommended for removal while the place is recommended to be retained in the HO1 precinct; and 31-33 Clowes Street, South Yarra, where the individual HO406 is recommended for removal while the place is recommended to be retained in the HO6 precinct.

3.5.4 *Mapping corrections*

There also examples (mainly in Kensington) of where a D graded place was incorrectly left off the mapping of an adjoining Heritage Overlay place, or the Heritage Overlay map was applied to the incorrect place. These were identified by Council in the Excel spreadsheet, and addressed through the assessment undertaken for this study. Instances of these historical mapping errors and issues are identified and commented on, with the relevant recommendations, in Table 2.

3.5.5 *Comparative analysis*

The draft citations were initially completed without documenting comparative analysis. This was largely on the basis of the significant heritage place already being included in the Heritage Overlay. However, it was subsequently agreed to revise these documents to include a comparative analysis section, which sheds more light on the relative – or comparative - heritage significance of the place. This will ensure consistency with Council's other citations.

3.6 Updating the Excel spreadsheet

As noted, the results of this heritage category conversion study are documented and summarised in the attached Excel spreadsheet.

For the places subject to the desktop review (not including the C graded places in heritage precincts in the City North Review or the D graded places with individual Heritage Overlays) and re-categorised by Lovell Chen as significant, the spreadsheet was updated to identify and reflect this. Lovell Chen entered 'changed' under 'LC Check', 'significant' under 'LC Recommendation', with a brief explanation/rationale for the change included under 'LC Comment'. Note that the latter does not constitute a full statement of significance. For places subject to the desktop review which remained contributory, this was identified in the spreadsheet as 'confirmed' under 'LC Check', and the category of 'contributory' was entered under 'LC Recommendation'. Generally, no explanation or rationale was provided.

An exception to the above approach occurred with the C graded places in the City North Heritage Review (2013). Due to the relatively recent date of this study, unlike the majority of places subject to Amendment C258 or this current heritage category conversion study, a decision was made to annotate these City North Heritage Review places as 'reviewed' under 'LC Check', with the recommended new grading or category identified under 'LC Recommendation'.

The assessment of D graded places with individual Heritage Overlays is also reflected in the Excel spreadsheet. Where these places are considered to be significant, and to justify retention of their individual Heritage Overlay, the spreadsheet was updated with 'changed' under 'LC Check' (reflecting that the grading, having been assessed, is higher than 'D'), with the 'significant' category identified under 'LC Recommendation'. A brief explanation or summary of the relevant recommendation is included under 'LC Comment' (with a more detailed assessment included in the relevant citation).

Where the D graded places with individual Heritage Overlays were assessed as contributory rather than significant, then 'confirmed' was entered under 'LC Check' (reflecting that the grading, having been assessed, remained at the lower level), 'contributory' was entered under 'LC Recommendation', and a recommendation that these places be included in an existing Heritage Overlay precinct and their individual Heritage Overlay be removed, was included under 'LC Comment'.

Where the D graded places with individual Heritage Overlays (generally limited in number) were downgraded, this was entered as 'downgraded' under 'LC Check', with the category identified as 'not significant or contributory'. Brief explanations were provided under 'LC Comment'.

The Excel spreadsheet was not updated by the consultants for the places in the spreadsheet which were omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory, and for which the new category was applied using the direct conversion methodology of C258.

ATTACHMENT A SPREADSHEET OF PLACES SUBJECT HERITAGE CATEGORY CONVERSION REVIEW

SECTION	TYPE	STREET	NUMBER	BUILDING CATEGORY	SIGNIFICANT STREETScape	COUNCIL PROPERTY_ID	PROPERTY NAME	FULL ADDRESS	HO_NO	HO_NAME	GRADING	VHR LISTING	LC CHECK	LC RECOMMENDATION	LC COMMENT
Carlton	Omitted or incorrect	Barkly Street	16	TBD	-	103051		1-13 Elgin Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Confirmed	Contributory	CONTRIBUTORY GRADING APPLIES TO THE SINGLE-STOREY NINETEENTH CENTURY COTTAGE AT THIS ADDRESS, WHICH FACES BARKLY STREET, AND NOT TO THE ADJOINING INDUSTRIAL BUILDING/MOTOR GARAGE, WHICH APPEARS TO ALSO BE PART OF THE ADDRESS.
Carlton	C in City North precinct	Barry Street	95	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	97	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	99	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	101	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	103	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	105	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	107	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	109	TBD	-	100835	Melbourne University FBE Building 105	Melbourne University FBE Building 105, 95-129 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Barry Street	131	TBD	-	502486	Building 337	131-137 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	CONTRIBUTORY GRADING APPLIES TO 131 BARRY STREET WHICH INCLUDES A DWELLING AND A TOWER OVER A CARRIAGEWAY. CITY NORTH REVIEW NOTES THAT THE CARRIAGEWAY DATES FROM POST 1896. HOUSE AT 131 WAS ALTERED TO ACCOMMODATE THE TOWER AND HAS LOST DETAILING TO VERANDAH. BALUSTRADE PATTERN IS ALSO LATER.
Carlton	C in City North precinct	Barry Street	139	TBD	-	100837	Building 394	139 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	HANDSOME TWO-STOREY BI-CHROME BRICK VICTORIAN TERRACE, WHICH COMPLEMENTS THE ADJOINING 141 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND A HIGHLY UNUSUAL DUTCH GABLE PARAPET.
Carlton	C in City North precinct	Barry Street	141	TBD	-	100838		141 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	HANDSOME TWO-STOREY BI-CHROME BRICK VICTORIAN TERRACE, WHICH COMPLEMENTS THE ADJOINING 139 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND A HIGHLY UNUSUAL DUTCH GABLE PARAPET. THE FRONTAGE HAS BEEN RESTORED AND PAINT REMOVED FROM THE BRICKWORK SINCE THE CITY NORTH REVIEW ASSESSMENT. I HERITAGE DATABASE HAS AN OUT OF DATE IMAGE AND DESCRIPTION.
Carlton	Omitted or incorrect (streetscape category omitted)	Barry Street	143-151	Significant	Significant	581299	Building 388	143-151 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	A				
Carlton	C in City North precinct	Barry Street	153	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STOREY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Barry Street	155	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STOREY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Barry Street	157	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STOREY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Barry Street	159	TBD	-	104466	Alan Gilbert Building - Bld 104	Alan Gilbert Building - Bld 104, 153-163 Barry Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS ONE OF A ROW OF FOUR GRAND AND IMPOSING TWO-STOREY BI-CHROME BRICK VICTORIAN TERRACES AT 153-159 BARRY STREET. ELEMENTS OF NOTE INCLUDE THE UNPAINTED DECORATIVE BRICKWORK, ARCHED OPENINGS GIVEN EMPHASIS BY THE LIGHTER BRICKWORK, AND THE HIGHLY ELABORATE PEDIMENTED AND BALUSTRADED PARAPET WHICH REMAINS UNPAINTED (CEMENT RENDER) AND RETAINS ITS URNS. THE WING (VERANDAH) WALLS ALSO RETAIN URNS.
Carlton	C in City North precinct	Berkeley Street	182-200	TBD	-	101055	Building 260 (MSHS)	Building 260 (MSHS), 182-200 Berkeley Street, CARLTON VIC 3053	HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	C		Reviewed	Significant	THIS BUILDING DATES FROM THE EARLY 1970S AND IS DESCRIBED IN THE CITY NORTH REVIEW AS THE LARGEST BUILDING IN THE FORMER RAMSAY SURGICAL PRECINCT GROUP, THE MOST DISTINCTIVE, AND TYPICAL OF THE BRUTALIST STYLE WITH ITS UNCOMPROMISING DESIGN, BOLD MASSING AND MACHINE-LIKE AESTHETIC. DESIGNED BY ARCHITECT JAMES M MCILDOVIE.

Carlton	C in City North precinct	Bouverie Street	193-195	TBD			101254	Melbourne Business School	Melbourne Business School, 183-195 Bouverie Street, CARLTON VIC 3053	HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	C		Reviewed	Contributory	
Carlton	D in individual	Cardigan Street	18	TBD	-		101708	RMIT Building 53	18 Cardigan Street, CARLTON VIC 3053	HO35	18-22 Cardigan St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW. ALSO NOTED THAT THE BOUNDARY OF THE HO MAP DOES NOT COVER ALL THREE BUILDINGS AT 18-22 CARDIGAN STREET, AND CURRENTLY ONLY APPLIES TO 18 AND 20 CARDIGAN STREET.
Carlton	D in individual	Cardigan Street	20	TBD	-		664003		20 Cardigan Street, CARLTON VIC 3053	HO35	18-22 Cardigan St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW. ALSO NOTED THAT THE BOUNDARY OF THE HO MAP DOES NOT COVER ALL THREE BUILDINGS AT 18-22 CARDIGAN STREET, AND CURRENTLY ONLY APPLIES TO 18 AND 20 CARDIGAN STREET.
Carlton	D in individual	Cardigan Street	22	TBD	-		664004		22 Cardigan Street, CARLTON VIC 3053	HO35	18-22 Cardigan St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW. ALSO NOTED THAT THE BOUNDARY OF THE HO MAP DOES NOT COVER ALL THREE BUILDINGS AT 18-22 CARDIGAN STREET, AND CURRENTLY ONLY APPLIES TO 18 AND 20 CARDIGAN STREET.
Carlton	Omitted or incorrect	Drummond Street	92-94	Contributory	Significant		510624		92-94 Drummond Street, CARLTON VIC 3053	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect	Drummond Street	96	Contributory	Significant		510625		96 Drummond Street, CARLTON VIC 3053	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect (streetscape category omitted)	Drummond Street	334-344	Significant	Significant		102717		334-344 Drummond Street, CARLTON VIC 3053	HO45	Police Station, 334-344 Drummond St, Carlton	B	H1543			
Carlton	Omitted or incorrect (streetscape category omitted)	Faraday Street	251	Significant	Significant		512713	Kathleen Syme Library and Community Centre	Kathleen Syme Library and Community Centre, 249-263 Faraday Street, CARLTON VIC 3053	HO57	Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton	A	H1625			
Carlton	C in City North precinct	Grattan Street	163	TBD	-		104453		163 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	165	TBD	-		104454		165 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	167	TBD	-		104455		167 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	169	TBD	-		104456		169 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	171	TBD	-		104457		171-173 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	173	TBD	-		104457		171-173 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	175	TBD	-		104458		175 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	177	TBD	-		104459		177 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	205-211 (Melvina Terrace)	TBD	-		104463	Malvina Terrace	205-211 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Contributory	
Carlton	C in City North precinct	Grattan Street	215	TBD	-		104464		213-217 Grattan Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	GRADING APPLIES TO 215 GRATTAN STREET, WHICH IS AN EARLY 1960S BUILDING, THE OFFICES OF ARCHITECTS EGGLESTON, MACDONALD & SECOMB. STRIKING BUILDING, IN THE BRITUALIST STYLE AND EXECUTED IN BRICK AND CONCRETE, AN EXEMPLARY PIECE OF LOCAL BRITUALISM BY THE ARCHITECTS.
Carlton	C in City North precinct	Leicester Street	174-180	TBD	-		101254	Melbourne Business School	Melbourne Business School, 183-195 Bouverie Street, CARLTON VIC 3053	HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	C		Reviewed	Contributory	
Carlton	C in City North precinct	Leicester Street	210-214 (Stella Longford Wing)	TBD	-		101255	Melbourne University	Melbourne University, 197-235 Bouverie Street, CARLTON VIC 3053	HO1130; HO1		C		Reviewed	Contributory	
Carlton	C in City North precinct	Leicester Street	222-234 (Gladstone Terrace)	TBD	-		101255	Melbourne University	Melbourne University, 197-235 Bouverie Street, CARLTON VIC 3053	HO1130; HO1		C		Reviewed	Significant	THIS IS A HIGHLY INTACT ROW OF SEVEN SUBSTANTIAL TWO-STORY RENDERED VICTORIAN TERRACES, CONSTRUCTED IN 1886-88, WHICH OVERLOOK UNIVERSITY SQUARE. UNUSUALLY, EACH BUILDING RETAINS ITS REAR WING. EACH INDIVIDUAL BUILDING IN THIS ROW ALSO GAINS SIGNIFICANCE FROM BEING PART OF THIS HIGHLY INTACT GROUP.

Carlton	C in City North precinct	Lincoln Square South	11-13	TBD	-	109326		1-13 Lincoln Square South, CARLTON VIC 3053	HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	C		Reviewed	Contributory	UNDERTOOK A SITE VISIT TO CONFIRM GRADING
Carlton	C in City North precinct	Lincoln Square South	15-17	TBD	-	518846		15-17 Lincoln Square South, CARLTON VIC 3053	HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	C		Reviewed	Contributory	UNDERTOOK A SITE VISIT TO CONFIRM GRADING
Carlton	C in City North precinct	Lincoln Square South	23-31	TBD	-	105653	Sanro House	23-31 Lincoln Square South, CARLTON VIC 3053	HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	C		Reviewed	Significant	THIS IS THE FORMER ALLAN & CO. PIANO STORE OF 1926, DESIGNED BY CEDRIC BALLANTYNE. CITY NORTH REVIEW IDENTIFIES THAT IT IS OF AESTHETIC SIGNIFICANCE AND A LANDMARK BUILDING IN THE STRIPPED CLASSICAL STYLE OF FIVE STOREYS, WITH A RED BRICK AND RENDERED CORNICE, SAWTOOTH ROOF, METAL-FRAMED WINDOWS, ORIGINALLY WITH A ROW OF HOPPERS. THE FACADE IS DIVIDED INTO FOUR BAYS BY WIDE LESENES, WHICH ARE FURTHER SUBDIVIDED INTO THREE SECTIONS OF VARYING WIDTH BY NARROWER LESENES. THE DETAILING TO THE UPPERMOST STOREY IS SLIGHTLY DIFFERENT IN THAT THE NARROWER LESENES DO NOT EXTEND 'OVER' THE HORIZONTAL PANELS BETWEEN THE FLOOR LEVELS. ALSO KNOWN AS SANRO HOUSE.
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	2	Significant	Significant	106254	Trades Hall	Trades Hall, 2-40 Lygon Street, CARLTON VIC 3053	HO68	Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton	A	H0663			
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	98-126	Significant	Significant	106250		98-126 Lygon Street, CARLTON VIC 3053	HO66	Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton	A	H0406			
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	414-422	Significant	Significant	106186	Hotel Astor	414-422 Lygon Street, CARLTON VIC 3053	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect (streetscape category omitted)	Lygon Street	331-335	Significant	-	106153		331-335 Lygon Street, CARLTON VIC 3053	HO1	Carlton Precinct	B				
Carlton	Omitted or incorrect (streetscape category omitted)	Palmerston Street	221-239	Significant	Significant	106155	St Judes Church	St Judes Church, 221-239 Palmerston Street, CARLTON VIC 3053	HO65	St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston Street & 2-34 Keppel Street, Carlton	A	H0014			
Carlton	Omitted or incorrect (streetscape category omitted)	Palmerston Street	180	Significant	Significant	107200	All Nations Uniting Church	178-204 Palmerston Street, CARLTON VIC 3053	HO976		A	H2179			
Carlton	Omitted or incorrect (streetscape category omitted)	Palmerston Street	178-204	TBD	Significant	107200	All Nations Uniting Church	178-204 Palmerston Street, CARLTON VIC 3053	HO1		D		Changed	Significant	GRADING APPLIES TO THE LARGE FACE BRICK BUILDING WITH TILED ROOF FORMS, CONSTRUCTED IN 1932 AS AN ADDITION TO THE ALL NATIONS CHURCH COMPLEX. THE LATTER IS AN EARLIER A GRADED BLUESTONE CHURCH WHICH IS ON THE VIB. THE SUBJECT 1930S BUILDING WAS ORIGINALLY THE HEADQUARTERS OF THE CARLTON METHODIST MISSION, AND ITS CONSTRUCTION 'FILLED OUT' THE TRIANGULAR CORNER PREVIOUSLY OCCUPIED BY A SCHOOL. IT HAS THREE DISTINCT BUILDING COMPONENTS, INCLUDING SEPARATE PALMERSTON STREET ENTRIES TO DIFFERENT INTERNAL SPACES AND FACILITIES. THE APPEX (WEST END) OF THE BUILDING IS MARKED BY A PENTAGONAL TOWER; THE SINGLE-STOREY MIDDLE SECTION HAS AN ARCADE ACROSS THE FRONTAGE; WHILE THE LARGE TWO-STOREY EASTERN COMPONENT ADOPTS A MORE TYPICAL ECCLESIASTICAL GABLED FORM. THE BUILDING IS DISTINGUISHED BY FINE BRICKWORK AND NUMEROUS ARCHED OPENINGS WITH CEMENT MOULDINGS AND DETAILS.
Carlton	C in City North precinct	Pelham Street	196	TBD	-	107551		196-198 Pelham Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Reviewed	Significant	THIS IS THE FORMER PELHAM HOTEL, OF C. 1873. IT IS AN ELEGANT CORNER BUILDING WHICH RETAINS ITS EARLY FORM AND EXPRESSION, INCLUDING SIMPLE DETAILING. THE AUSTERE PRESENTATION IS EVOCATIVE OF ITS EARLY DATE.
Carlton	D in individual	Queensberry Street	106-108	TBD	-	108038		106-112 Queensberry Street, CARLTON VIC 3053	HO96; HO1		D		Downgraded	Not significant or contributory	HERITAGE BUILDING HAS BEEN DEMOLISHED AND REPLACED WITH A MODERN APARTMENT BUILDING. RECOMMEND REMOVE HO96. THE PROPERTY SHOULD REMAIN IN HO1 AS NON-CONTRIBUTORY.
Carlton	D in individual	Queensberry Street	144-146	TBD	-	108032		144-146 Queensberry Street, CARLTON VIC 3053	HO807	144-146 Queensberry St, Carlton	D		Confirmed	Contributory	TO BE REVIEWED /CONFIRMED PENDING FINALISATION OF THE CARLTON HERITAGE REVIEW
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	19	Significant	Significant	107861	Cavazzi Terrace	19 Queensberry Street, CARLTON VIC 3053	HO87	19 Queensberry St, Carlton	C				
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	21	Significant	Significant	107862	Dalmeny House	21 Queensberry Street, CARLTON VIC 3053	HO88	Dalmeny House, 21 Queensberry St, Carlton	A	H0525			
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	23	Significant	Significant	107863	Cramond House	23 Queensberry Street, CARLTON VIC 3053	HO89	Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton	A	H0482			
Carlton	Omitted or incorrect (streetscape category omitted)	Queensberry Street	59	Significant	Significant	107864	Romanian Orthodox Church	53-63 Queensberry Street, CARLTON VIC 3053	HO90	59 Queensberry St, Carlton	A				
Carlton	D in individual	Rathdowne Street	29-31	TBD	-	108149		29-31 Rathdowne Street, CARLTON VIC 3053	HO809	29-31 Rathdowne St, Carlton	D		Changed	Significant	CITATION PREPARED FOR THE CARLTON HERITAGE REVIEW. ALSO RECOMMENDED THAT HO MAP BE UPDATED TO COVER THE EXISTING PROPERTY AS IT CURRENTLY INCORRECTLY APPLIES TO THE ADJOINING PROPERTY TO THE NORTH.
Carlton	Omitted or incorrect (streetscape category omitted)	Rathdowne Street	97-105	Significant	Significant	108156	Sheng Run House	97-105 Rathdowne Street, CARLTON VIC 3053	HO105	Former Presbyterian Manse, 97-105 Rathdowne Street, Carlton	A, C	H0017			

Carlton	Omitted or incorrect	Rathdowne Street	107-109	TBD	Significant	108158	St Nicholas Place	107-123 Rathdowne Street, CARLTON VIC 3053	HO92	World Heritage Environs Area Precinct	C		Changed	Significant	GRADING APPLIES TO THE TWO TERRACES AT 107-109 RATHDOWNE STREET, AND NOT TO THE MODERN DEVELOPMENT TO THE REAR AND NORTH. THIS IS A PAIR OF GRAND TWO-STORY VICTORIAN BALCONIED TERRACES, DISTINGUISHED BY ELABORATE PARAPETS AND STRING MOULDINGS AROUND OPENINGS, AND DEEP FRONT SETBACKS. THE PAIR ARE ASSOCIATED WITH THE HISTORICAL DEVELOPMENT OF MORE SUBSTANTIAL DWELLINGS IN THIS AREA OF RATHDOWNE STREET, FOLLOWING THE CONSTRUCTION OF THE ROYAL EXHIBITION BUILDING IN 1880. THE PAIR ARE IN A PRIME POSITION DIRECTLY OPPOSITE THE REB.
Carlton	Omitted or incorrect (streetscape category omitted)	Royal Parade	400 (Ikon Park)	Significant	Significant	107696	Princes Park	Princes Park, 200-590 Royal Parade, CARLTON NORTH VIC 3054	HO1	Carlton Precinct	C				
Carlton	Omitted or incorrect	University Street	Rear 61	TBD	-	106209		320 Lygon Street, CARLTON VIC 3053	HO1	Carlton Precinct	C		Downgraded	Non-contributory	THIS IS A TWO STOREY BRICK SKILLION ROOFED STRUCTURE, POSSIBLY A WORKSHOP POTENTIALLY DATING FROM THE INTERWAR PERIOD (C. LATE 1920S). RECENT AERIAL PHOTOGRAPHY (NEARMAP) CONFIRMS THE EXISTENCE OF A STRUCTURE WHICH BROADLY APPEARS SIMILAR TO THAT SHOWN IN THE 1935 BIF. A BRICK STRUCTURE IS VISIBLE ON THE 1896 MMBW PLAN, ALTHOUGH THE FORM OF THIS BUILDING IS NOT KNOWN, AND IT IS ALSO NOT KNOWN IF THIS IS THE EXISTING STRUCTURE. A RATE BOOK ENTRY FOR 1929 NOTES A 'BRICK HOUSE + FACTORY' AT THE 320 LYGON STREET PROPERTY. THE WORD FACTORY IS WRITTEN IN PENCIL, PERHAPS INDICATING A RECENT USE OR CONSTRUCTION (COM RATE BOOK, 1929, SMITH WARD, RATE NO. 1071). THIS BUILDING IS NOT VISIBLE FROM THE PUBLIC DOMAIN AND ITS LEVEL OF INTACTNESS IS UNABLE TO BE ASCERTAINED. DUE TO THIS, THE GRADING FOR THIS BUILDING CANNOT BE CONFIRMED. A CONTRIBUTORY GRADING STILL APPLIES TO 320 LYGON STREET.
Carlton	Omitted or incorrect	Victoria Place	25 (Victorian Art Statue Store)	TBD	-	109674		25 Victoria Place, CARLTON VIC 3053	HO1	Carlton Precinct	D		Confirmed	Contributory	
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	384-388	Significant	Significant	100352	The Bionic Ear Institute	384-388 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	390	Significant	Significant	100351		390 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	392	Significant	Significant	100350		392 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	394	Significant	Significant	100349		394 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	396	Significant	Significant	100348		396 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	398	Significant	Significant	100347		398 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Albert Street	400	Significant	Significant	100346		400 Albert Street, EAST MELBOURNE VIC 3002	HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	A	H0797			
East Melbourne & Jolimont	Omitted or incorrect	Albert Street	402	Significant	Significant	100345		402 Albert Street, EAST MELBOURNE VIC 3002	HO120	402-406 Albert St, East Melbourne	A				
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Cathedral Place	2-60	Significant	Significant	101782	St Patricks Cathedral	St Patricks Cathedral, 2-60 Cathedral Place, EAST MELBOURNE VIC 3002	HO129	St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60 Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne	A	H0008			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Clarendon Street	22-40	Significant	Significant	102013	Mosspennoch	22-40 Clarendon Street, EAST MELBOURNE VIC 3002	HO130	Philadelphia Robertson House (Mosspennoch), 22-40 Clarendon Street, East Melbourne	A	H0420			
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Clarendon Street	84-122	Significant	Significant	102006	Bishopscourt	Bishopscourt, 84-122 Clarendon Street, EAST MELBOURNE VIC 3002	HO131	Bishopscourt, 84-122 Clarendon St, East Melbourne	A	H0027			
East Melbourne & Jolimont	Omitted or incorrect	Clarendon Street	222	Contributory	-	102002	Victoria House	214-222 Clarendon Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D				

East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	2-4	Significant	Significant	104107	Tuffnell Lodge	2-4 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	6	Significant	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	8	Significant	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	10	-	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	12	Significant	Significant	657210		6-12 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	14-16	Significant	Significant	104105		14-16 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Garden Avenue	9-11	Significant	Significant	104104	Kingsley	Kingsley, 9-11 Garden Avenue, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	George Street	125	TBD	-	104251		125-127 George Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	THERE ARE THREE BUILDING COMPONENTS AT THE ADDRESS OF 125 GEORGE STREET. THE BUILDING AT 125, WHICH FRONTS GEORGE STREET, IS ONE OF A ROW OF THREE TERRACES AND IS CONTRIBUTORY. TO THE REAR OF THIS BUILDING, AND NOT FRONTING GEORGE STREET, ARE 125A AND 125 B. 125A IS AN AN GRABE BUILDING WHICH IS SIGNIFICANT. 125B IS AN OUTBUILDING WHICH IS GRADED C AND IS CONTRIBUTORY.	
East Melbourne & Jolimont	Omitted or incorrect	George Street	125B	TBD	-	104251		125-127 George Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	SEE ABOVE COMMENTS FOR 125 GEORGE STREET.	
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Gipps Street	104	Significant	Significant	107667		98-106 Gipps Street, EAST MELBOURNE VIC 3002	HO986	Residence, 104 Gipps Street, East Melbourne	A	H2131				
East Melbourne & Jolimont	Omitted or incorrect	Hotham Street	146	Significant	Significant	104983		146 Hotham Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect	Hotham Street	148	Significant	Significant	104982		148 Hotham Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A					
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Hotham Street	127-143	Significant	Significant	107684	Cairns Apartments	127-143 Hotham Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Jolimont Terrace	14	Contributory	Significant	105156	Jolimont House	14 Jolimont Terrace, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					
East Melbourne & Jolimont	Omitted or incorrect	Lansdowne Street	12	Contributory	-	105436		12 Lansdowne Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Powlett Street	118-122	Significant	Significant	107666	Claverings	118-122 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B					
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	Median Strip b/w Albert & Victoria Sts	TBD	-	ASSET	NA	Median Strip b/w Albert & Victoria Sts	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	GRADING APPLIES TO THE SMALL BRICK SUBSTATION LOCATED IN THE MEDIAN STRIP	
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	63-71 (Interior)	TBD	-	107628	Powlett Mansions	63-71 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Downgraded (Interior only)	Non-contributory (Interior only)	THE LARGE INTERWAR BUILDING AT THIS ADDRESS WAS CONFIRMED CONTRIBUTORY WITH C258. HOWEVER, THIS SPECIFIC ENTRY RELATES TO THE INTERIOR OF AN EARLY SHOP WHICH IS INTEGRATED INTO THE LATER INTERWAR DEVELOPMENT. IT IS UNDERSTOOD THAT THE INTERIOR WAS INSPECTED AND ASSESSED IN 1983. IT WAS NOT INSPECTED FOR THIS LATEST ASSESSMENT. AS A PROPERTY INCLUDED IN THE HO2 PRECINCT, INTERNAL CONTROLS DO NOT APPLY. THE INTERIOR IS RECOMMENDED TO BE DOWNGRADED TO NON CONTRIBUTORY.	
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	Single storey building	TBD	-	107632	Magnolia Court Boutique Hotel	95-101 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	C		Confirmed	Contributory	UNDERTOOK A SITE VISIT TO CONFIRM GRADING OF SINGLE-STOREY BUILDING ON THE NORTH OF THE PROPERTY, WHICH ADJOINS VON GUERARD PLACE.	
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	107	Contributory	-	107633	Grath Elms House	105-109 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D					

East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	129	Significant	Significant	107637		129 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B				
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	131	Significant	Significant	107638		131 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B				
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	133	Significant	Significant	107639		133 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B				
East Melbourne & Jolimont	Omitted or incorrect	Powlett Street	135	Significant	Significant	107640		135 Powlett Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	B				
East Melbourne & Jolimont	Omitted or incorrect	Simpson Street	8	Significant	-	110012	Eastbourne House	56-70 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A				
East Melbourne & Jolimont	Omitted or incorrect	Simpson Street	10	Significant	-	110012	Eastbourne House	56-70 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A				
East Melbourne & Jolimont	Omitted or incorrect	Simpson Street	46-48	Contributory	-	108790	La Maisonette	46-48 Simpson Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	D				
East Melbourne & Jolimont	Omitted or incorrect (streetscape category omitted)	Spring Street	110-160	Significant	Significant	108974	Parliament of Victoria	Parliament of Victoria, 110-160 Spring Street, EAST MELBOURNE VIC 3002	HO175;HO907 ; HO500		A	H1722;H1317			
East Melbourne & Jolimont	Omitted or incorrect	Victoria Parade	376	Significant	-	102002	Victoria House	214-222 Clarendon Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A				
East Melbourne & Jolimont	Omitted or incorrect	Victoria Parade	378	Significant	-	102002	Victoria House	214-222 Clarendon Street, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A				
East Melbourne & Jolimont	Omitted or incorrect	Wellington Parade	48-54	Significant	Significant	110013	The Makin	48-54 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	A				

East Melbourne & Jolimont	Omitted or incorrect	Wellington Parade	62	Significant	-	110012	Eastbourne House	56-70 Wellington Parade, EAST MELBOURNE VIC 3002	HO2	East Melbourne & Jolimont Precinct	-					
Flemington & Kensington	Omitted or incorrect	Barnett Street	75	Contributory	-	615552	Roselane Cottage	75 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	77	Contributory	-	615554		77 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	79	Contributory	-	615555		79 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	81	Contributory	-	615557		81 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	83	Contributory	-	615559		83 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	85	Contributory	-	615560		85 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	87	Contributory	-	615562	Kensington Palace	87 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					
Flemington & Kensington	Omitted or incorrect	Barnett Street	89	Contributory	-	615563	Loddon	89 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D					

Flemington & Kensington	Omitted or incorrect	Barnett Street	93	Contributory	-	615573		93 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	95	Contributory	-	615577		95 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	Omitted or incorrect	Barnett Street	97	Contributory	-	615579		97 Barnett Street, KENSINGTON VIC 3031	HO1163	Barnett Street South Residential Precinct	D				
Flemington & Kensington	D in individual	Bayswater Road	2	TBD	-	100945		2 Bayswater Road, KENSINGTON VIC 3031	HO205	2 Bayswater Road, Kensington	D		Changed	Significant	C.1911 EDWARDIAN TIMBER HOUSE. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	Omitted or incorrect	Bayswater Road	76	TBD	-	100920		76 Bayswater Road KENSINGTON VIC 3031	HO815*	72-76 Bayswater Road, Kensington*	D		Confirmed	Contributory	WAS INCORRECTLY LEFT OFF HO MAP. UPDATE HO MAP TO INCLUDE THIS PROPERTY. THE ADDRESS FOR HO815 IN THE SCHEDULE TO THE HERITAGE OVERLAY IS CORRECT.
Flemington & Kensington	Omitted or incorrect	Bayswater Road	90-92	TBD	-	100915		90-92 Bayswater Road KENSINGTON VIC 3031	HO211*	90-98 Bayswater Road, Kensington*	D		Changed	Significant	EDWARDIAN HOUSE, ADJOINS HO211 BUT FACES IN A DIFFERENT DIRECTION ON BAYSWATER ROAD. IS SIGNIFICANT AND IS RECOMMENDED AS A NEW INDIVIDUAL HO WITH ITS OWN CITATION, AND NOT TO BE INCLUDED IN HO211.
Flemington & Kensington	D in individual	Bayswater Road	17-19	TBD	-	100883		17-19 Bayswater Road, KENSINGTON VIC 3031	HO198	17 Bayswater Road, Kensington	D		Changed	Significant	1925 BRICK BUNGALOW. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION. HO198 MAPPING INCORRECTLY APPLIES TO THE REAR OF THE ADJOINING PROPERTIES AT 21 AND 23 BAYSWATER ROAD, AND IS RECOMMENDED TO BE REMOVED FROM THESE PARTS OF THE PROPERTIES.
Flemington & Kensington	D in individual	Bayswater Road	59	TBD	-	100897		59 Bayswater Road, KENSINGTON VIC 3031	HO201	59 Bayswater Road, Kensington	D		Changed	Significant	1907 RENDERED MASONRY COITAGE. HO201 MAPPING IS INCORRECT AND COVERS ADJOINING PROPERTIES AT 61, 63 AND 65 BAYSWATER ROAD WHICH ARE NOT OF HERITAGE VALUE. THE HO MAP SHOULD BE REMOVED FROM THESE LATTER PROPERTIES AND PLACED OVER THE SUBJECT PROPERTY, WHICH IS SIGNIFICANT, AND PREPARE CITATION.
Flemington & Kensington	D in individual	Bayswater Road	83	TBD	-	100905		83 Bayswater Road, KENSINGTON VIC 3031	HO204	83 Bayswater Road, Kensington	D		Changed	Significant	1925 BRICK INTERWAR HOUSE. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	Omitted or incorrect	Bruce Street	43	Significant	-	100818		21-37 Barrett Street, KENSINGTON VIC 3031	HO1097	Limb Scurry & Limb and Alfred Lawrence Laboratories and works 29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)	C				
Flemington & Kensington	Omitted or incorrect (streetscape category omitted)	Elizabeth Street	2-50	Significant	Significant	103334	Young Husband	2-50 Elizabeth Street, KENSINGTON VIC 3031	HO1162-2	Goldsbrough Row and Co. later Younghusband P/L Wool and Grain warehouses 2-50 Elizabeth Street, Kensington	B				
Flemington & Kensington	D in individual	Epsom Road	5	TBD	-	103364		1-7 Epsom Road, KENSINGTON VIC 3031	HO223	1-7 Epsom Road, Kensington	D		Downgraded	Not significant or contributory	5 EPSOM ROAD IS A BRICK VICARAGE WHICH IS PART OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD. HO223 COVERS THE CHURCH BUT NOT NO 5 WHICH WAS INCORRECTLY LEFT OUT OF THE HO MAPPING. THE WHOLE OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD, INCLUDING THE SIGNIFICANT GRADED CHURCH, IS RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO9, WITH HO223 RECOMMENDED TO BE REMOVED. THE BUILDING AT 5 EPSOM ROAD IS NOT SIGNIFICANT NOR CONTRIBUTORY DUE TO BEING HEAVILY ALTERED BUT SHOULD STILL BE INCLUDED IN HO9 AS A NON-CONTRIBUTORY PART OF THIS PROPERTY.
Flemington & Kensington	D in individual	Epsom Road	7	TBD	-	103364		1-7 Epsom Road, KENSINGTON VIC 3031	HO223	1-7 Epsom Road, Kensington	D		Confirmed	Contributory	7 EPSOM ROAD IS A TIMBER EDWARDIAN RESIDENCE WHICH IS PART OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD. HO223 COVERS THE CHURCH BUT NOT NO 7 WHICH WAS INCORRECTLY LEFT OUT OF THE HO MAPPING. THE WHOLE OF THE CHURCH COMPLEX AT 1-7 EPSOM ROAD, INCLUDING THE SIGNIFICANT GRADED CHURCH, IS RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO9, HO223 RECOMMENDED TO BE REMOVED. THE BUILDING AT 7 EPSOM ROAD IS CONTRIBUTORY AND SHOULD BE INCLUDED IN HO9 AS PART OF THIS PROPERTY.

Flemington & Kensington	D in individual	Epsom Road	25	TBD	-	103372		25 Epsom Road, KENSINGTON VIC 3031	HO227	25 Epsom Road, Kensington	D		Downgraded	Not significant or contributory	SMALL TIMBER RESIDENCE, EDWARDIAN, 1913. HO227 HAS BEEN WRONGLY MAPPED OVER ADJOINING 23 EPSOM RD, AND HO SHOULD BE REMOVED FROM INCORRECT PROPERTY. THE SUBJECT PROPERTY IS NOT SIGNIFICANT, HAS BEEN STRIPPED OF DETAIL AND MODERN MATERIALS ADDED TO FRONTAGE, DOES NOT WARRANT INDIVIDUAL HO CONTROL. THERE ARE NEARBY HOs, INCLUDING HO228 AND HO818, BUT THIS BUILDING IS NOT AS INTACT OR ELABORATE AS THE OTHERS IN THESE HOs, AND ON THAT BASIS SHOULD NOT BE ADDED TO THE NEARBY HOs.
Flemington & Kensington	Omitted or incorrect	Gordon Crescent	10	TBD	-	615853		10 Gordon Crescent, KENSINGTON VIC 3031	HO9	Kensington Precinct	D		Confirmed	Contributory	
Flemington & Kensington	D in individual	Gower Street	19	TBD	-	104384		19 Gower Street, KENSINGTON VIC 3031	HO233	19 Gower Street, Kensington	D		Changed	Significant	C.1883 VICTORIAN VILLA. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	Omitted or incorrect	Gower Street	37 (Gateway)	TBD	-	104393	Holy Rosary Catholic Primary School	Holy Rosary Catholic Primary School, 37-43 Gower Street, KENSINGTON VIC 3031	HO234	27-37 Gower Street, Kensington	D		Confirmed	Contributory	GRADING APPLIES TO THE FENCE, AS A NINETEENTH CENTURY REMNANT OF AN EARLIER PROPERTY. THE GATEWAY (AS PART OF THE FENCE) APPEARS TO BE MODERN BUT AS A SYMPATHETIC ELEMENT AND PART OF THE OVERALL FENCE IT CAN BE CONSIDERED AS PART OF THE CONTRIBUTORY GRADING.
Flemington & Kensington	D in individual	Kensington Road	2-4	TBD	-	105268		2-4 Kensington Road, KENSINGTON VIC 3031	HO241; HO9		D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, WITH HO241 RECOMMENDED FOR REMOVAL.
Flemington & Kensington	Omitted or incorrect	Kensington Road	44-46	TBD	-	105249		44-46 Kensington Road KENSINGTON VIC 3031	HO245*	46-52 Kensington Road, Kensington*	D		Confirmed	Contributory	CORRECT THE HO245 MAPPING TO INCLUDE THIS PROPERTY. THE ADDRESS IN THE SCHEDULE TO THE HO, FOR HO245, INCLUDES 46-52 KENSINGTON ROAD. IT SHOULD BE CORRECTED TO INCLUDE 44.
Flemington & Kensington	D in individual	Kensington Road	56	TBD	-	105244		56 Kensington Road, KENSINGTON VIC 3031	HO246	56 Kensington Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, WITH HO246 RECOMMENDED FOR REMOVAL.
Flemington & Kensington	Omitted or incorrect	Kensington Road	31	TBD	-	105217		31 Kensington Road KENSINGTON VIC 3031	HO240*	21-31 Kensington Road, Kensington*	D		Confirmed	Contributory	CORRECT THE HO240 MAPPING TO INCLUDE THIS PROPERTY. THE ADDRESS IN THE SCHEDULE TO THE HO IS CORRECT.
Flemington & Kensington	D in individual	Kensington Road	33A	TBD	-	105219		33A Kensington Road, KENSINGTON VIC 3031	HO819	35 Kensington Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, TOGETHER WITH 33 KENSINGTON ROAD.
Flemington & Kensington	D in individual	Kensington Road	33	TBD	-	105218		33 Kensington Road KENSINGTON VIC 3031	HO819	35 Kensington Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT IS CONTRIBUTORY TO HO9 AND SHOULD BE INCLUDED IN THE EXTENDED PRECINCT, TOGETHER WITH 33a KENSINGTON ROAD, WITH HO819 RECOMMENDED FOR REMOVAL.
Flemington & Kensington	Omitted or incorrect	Macaulay Road	429-431	Contributory	-	597960		429-431 Macaulay Road, KENSINGTON VIC 3031	HO9	Kensington Precinct	D				
Flemington & Kensington	Omitted or incorrect	McConnell Street	9A	TBD	-	627677		9A McConnell Street, KENSINGTON VIC 3031	HO9	Kensington Precinct	E		Confirmed	Contributory	
Flemington & Kensington	D in individual	Westbourne Road	9	TBD	-	110029		9 Westbourne Road, KENSINGTON VIC 3031	HO265	9 Westbourne Road, Kensington	D		Downgraded	Not significant or contributory	THIS BUILDING IS NOT SIGNIFICANT AND DOES NOT WARRANT AN INDIVIDUAL HO. ALSO NOT PART OF A PRECINCT IN THIS GENERAL AREA OF WESTBOURNE ROAD. RECOMMEND REMOVE HO265.
Flemington & Kensington	D in individual	Westbourne Road	17	TBD	-	110033		17 Westbourne Road, KENSINGTON VIC 3031	HO266	17 Westbourne Road, Kensington	D		Changed	Significant	DOUBLE-FRONTED WEATHERBOARD HOUSE, PRE-1882. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Flemington & Kensington	D in individual	Westbourne Road	59	TBD	-	110052		59 Westbourne Road, KENSINGTON VIC 3031	HO269	59 Westbourne Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT CONTRIBUTORY AND RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO98. UPDATE THE ADDRESS IN THE HO SCHEDULE FOR HO868 TO INCLUDE REFERENCE TO 59 WESTBOURNE ROAD. RECOMMEND REMOVE HO269.
Flemington & Kensington	D in individual	Westbourne Road	69	TBD	-	110057		69 Westbourne Road, KENSINGTON VIC 3031	HO271	69 Westbourne Road, Kensington	D		Confirmed	Contributory	THIS BUILDING IS NOT SIGNIFICANT, BUT CONTRIBUTORY AND RECOMMENDED TO BE INCLUDED IN AN EXTENDED HO98. UPDATE THE ADDRESS IN THE HO SCHEDULE FOR HO868 TO INCLUDE REFERENCE TO 69 WESTBOURNE ROAD. RECOMMEND REMOVE HO271.
Flemington & Kensington	Omitted or incorrect	Wight Street	7B	Contributory	-	704760		7A-7B Wight Street, KENSINGTON VIC 3031	HO9; HO9		D				
Melbourne	Omitted or incorrect	A'Beckett Street	100-104	Significant	-	100168	MCC Childcare	100-104 A'Beckett Street, MELBOURNE VIC 3000	HO993	104 A'Beckett Street	B				

Melbourne	Omitted or incorrect	A'Beckett Street	Rear Substation 104	TBD	-	100169		Rear Substation 104 A'Beckett Street, MELBOURNE VIC 3000	HO993	104 A'Beckett Street	Unknown			Non-contributory (rear substation only)	THE NON-CONTRIBUTORY GRADING APPLIES TO THE SUBSTATION AT THE REAR OF THE HERITAGE BUILDING WHICH FRONTS A BECKETT STREET. UNDERTOOK A SITE VISIT TO CONFIRM THE GRADING AS THE SUBSTATION IS NOT VISIBLE FROM A'BECKETT STREET. THERE IS AN OLDER BUILDING BUT IT IS OF LIMITED HERITAGE INTEREST AND HAS BEEN MODIFIED.
Melbourne	Omitted or incorrect	A'Beckett Street	144-148	Significant	-	100164		144-148 A'Beckett Street, MELBOURNE VIC 3000	HO1148	Former Factory 144-148 A'Beckett Street, Melbourne	C				
Melbourne	Omitted or incorrect	Alfred Place	7-19	TBD	-	100398		7-19 Alfred Place, MELBOURNE VIC 3000	HO504	Collins East Precinct	B		Confirmed	Significant	THIS IS THE NAVAL & MILITARY CLUB. GRADING B. WAS REVIEWED AND UPGRADED TO SIGNIFICANT WITH CSIS: HISTORIC NAVAL AND MILITARY CLUB BUILDING. CONSTRUCTED IN 1885 AS THE GERMAN CLUB, DESIGNED BY ARCHITECT J A B KOCH. A SUBSTANTIAL THREE-STORY RENDERED RENAISSANCE REVIVAL BUILDING, WITH LATER ADDITIONS. AN IMPORTANT SURVIVING NINETEENTH CENTURY CLUB BUILDING WHICH WAS REMODELLED BY THE NAVAL AND MILITARY CLUB, FOLLOWING WWI.
Melbourne	C in City North precinct	Berkeley Street	141-147	TBD	-	103264	Infinity Place	141-147 Berkeley Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Confirmed	Contributory	THIS IS THE INFINITY STUDENT HOUSING AND THE FRONTAGE OF THE FORMER WAREHOUSE BUILDING HAS BEEN RETAINED.
Melbourne	Omitted or incorrect	Bourke Street	14	TBD	-	504545		14 Bourke Street, MELBOURNE VIC 3000	HO524; HO500		Contributory		Confirmed	Contributory	THIS PROPERTY IS CONTRIBUTORY TO HO500
Melbourne	Omitted or incorrect	Bourke Street	16	TBD	-	504544		16 Bourke Street, MELBOURNE VIC 3000	HO524; HO500		Contributory		Confirmed	Contributory	
Melbourne	D in individual	Bourke Street	72-74	TBD	-	101226		72-74 Bourke Street, MELBOURNE VIC 3000	HO535; HO500		Contributory		Changed	Significant	PAIR OF TWO STOREY SHOPS FROM 1860. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Melbourne	D in individual	Bourke Street	86	TBD	-	101223		86 Bourke Street, MELBOURNE VIC 3000	HO538; HO500		Contributory		Changed	Significant	INTERWAR THREE-STOREY SHOP, HILL OF CONTENT. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Melbourne	Omitted or incorrect	Bourke Street	274-278	TBD	-	101198		274-278 Bourke Street, MELBOURNE VIC 3000	HO509	Post Office Precinct	B		Confirmed	Significant	THIS BUILDING WAS CONSTRUCTED IN 1859, REPUTEDLY THE OLDEST REMAINING IN THE BOURKE STREET MALL, ALBERT WITH A LATER FRONTAGE. BIF STATES THAT THE RESTRAINED RENAISSANCE REVIVAL FACADE PROVIDES BALANCE AND CONTEXT TO THE LATER DEVELOPMENTS IN THE PRECINCT IN THE EARLY PART OF THE TWENTIETH CENTURY
Melbourne	D in individual	Bourke Street	19-21	TBD	-	101105		19-21 Bourke Street, MELBOURNE VIC 3000	HO525; HO500		Contributory		Confirmed	Contributory	TWO-STOREY OVERPAINTED BRICK SHOP BUILDING CONSTRUCTED IN 1901. IS NOT SIGNIFICANT AND DOES NOT WARRANT AN INDIVIDUAL HO. RECOMMEND REMOVAL OF HO525 AND INCLUDE IN HO500 AS A CONTRIBUTORY PROPERTY TO THE PRECINCT.
Melbourne	D in individual	Bourke Street	39-43	TBD	-	101109		39-43 Bourke Street, MELBOURNE VIC 3000	HO530; HO500		Contributory		Confirmed	Contributory	ROW OF THREE TWO-STOREY EDWARDIAN SHOPS. IS NOT SIGNIFICANT AND DOES NOT WARRANT AN INDIVIDUAL HO. RECOMMEND REMOVAL OF HO530 AND INCLUDE IN HO500 AS A CONTRIBUTORY PROPERTY TO THE PRECINCT.
Melbourne	D in individual	Bourke Street	75-77	TBD	-	101115		73-77 Bourke Street, MELBOURNE VIC 3000	HO536; HO500		Contributory		Changed	Significant	C.1880, ROW OF THREE, THREE-STOREY VICTORIAN SHOPS. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
Melbourne	Omitted or incorrect	Bourke Street	345-347	TBD	-	101145	London Stores	152-168 Elizabeth Street, MELBOURNE VIC 3000	HO509	Post Office Precinct	C		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Celestial Avenue	20	TBD	-	104782		Substation 23-31 Heffernan Lane, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C		Confirmed	Significant	THE SIGNIFICANT GRADING APPLIES TO 1920S BRICK SUBSTATION WITH A FRONTAGE TO CELESTIAL AVENUE AND AN ADDRESS OF 20 CELESTIAL AVENUE. THIS IS A SUBSTANTIAL 1920S CITY OF MELBOURNE ELECTRICAL SUPPLY SUBSTATION. IT IS EXTERNALLY INTACT, AND RETAINS ITS RED BRICK CHARACTER WITH RENDERED DETAILS, AND IS DISTINGUISHED BY AN ELABORATE (FOR A SUBSTATION) PEDIMENTED PARAPET, RED BRICK PLASTERS WHICH RISE THROUGH THE UPPER FACADE LEVELS TO THE PARAPET, AND ORIGINAL MULTI-PANED INDUSTRIAL WINDOWS. AS PER THE HERITAGE DATABASE, THIS BUILDING WAS CONSTRUCTED TO SUPPLY THE EXPANDING LIGHT INDUSTRY IN THIS AREA OF THE CAD IN THE EARLY TWENTIETH CENTURY, AND WAS ONE OF A COMPLEX OF SUBSTATIONS IN THIS PART OF THE CITY.
Melbourne	Omitted or incorrect	Celestial Avenue	15-17	Significant	-	101783		15-17 Celestial Avenue, MELBOURNE VIC 3000	HO556; HO507		B				
Melbourne	Omitted or incorrect	Collins Street	86-88	Significant	-	102158		86-88 Collins Street, MELBOURNE VIC 3000	HO572; HO504		B				

Melbourne	Omitted or incorrect	Collins Street	111-113	TBD	-	102069	Francis House	107-113 Collins Street, MELBOURNE VIC 3000	HO504	Collins East Precinct	C		Changed	Significant	THE SIGNIFICANT GRADING APPLIES TO THE BUILDING AT 111-113 COLLINS STREET, WHICH ABUTS THE WEST SIDE OF FRANCIS HOUSE WHICH IS AT 107 COLLINS STREET, AND HAS THE NAME 'FRANCIS HOUSE' TO ITS FACADE. THE SUBJECT BUILDING ALSO ADJONS GEORGE PARADE. THE SUBJECT BUILDING DATES FROM 1938 AND IS THE FORMER UNION BANK CHAMBERS, DESIGNED BY NOTED ARCHITECTS WALTER & RICHARD BUTLER. IT IS A SUBSTANTIAL COMMERCIAL BUILDING OF SOME SEVEN/EIGHT STOREYS. ACCORDING TO THE I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE UNPAINTED DECORATIVE BRICKWORK, IN A TWO-COLOUR BRICK FACADE DIVIDING OFF PODIUM AND UPPER LEVELS WITHIN THE NEO-CLASSIC STYLISTIC VOCABULARY USED IN THE DESIGN. THE WINDOW FRAMES AND SPANDRELS ARE ALL BRONZED, OCCUPYING VERTICAL STRIPS IN THE BUILDING, IN THE FORM OF A PILASTRADE WHICH SUPPORTS AN IMPLIED MASSIVE BRICK ENTABLATURE AT THE PARAPET. SIMILARLY IMPLIED GANT ORDER PIASTERS SUPPORT THE PODIUM LEVEL. POLISHED GRANITE TILE FACING IS USED AT GROUND LEVEL. TWO COPPER BRACKETED LAMPS ON THE PODIUM ENTABLATURE ARE FEATURES. SIGNIFICANCE: A NEAR INTACT AND SUCCESSFUL DESIGN IN THE MODERN CLASSICAL CUM MODERN MANNER WHICH POSSESSES NOTABLE METAL AND BRICK DETAILING, RELATES WELL TO THE ADDIONING NEO-GEORGIAN FRANCIS HOUSE AND IS OF HISTORICAL INTEREST AS OFFICES FOR A NOW DEFUNCT BANKING COMPANY.
Melbourne	Omitted or incorrect	Coverlid Place	Camp's First Store	TBD	-	101212		152-158 Bourke Street MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	Unknown		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Coverlid Place	Camp's Second Warehouse	TBD	-	101212		152-158 Bourke Street MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	Unknown		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Coverlid Place	2 (approx.)	TBD	-	101212		152-158 Bourke Street MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	Unknown		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Crossley Street	10-26	TBD	-	102272		10-26 Crossley Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Crossley Street	30-32	TBD	-	105831	The Crossley Hotel	47-55 Little Bourke Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Downgraded (no 30-32 only)	Non-contributory (no 30-32 only)	THE BUILDING AT 30-32 CROSSLEY STREET IS IDENTIFIED AS A VICTORIAN BUILDING IN THE I HERITAGE DATABASE. THIS BUILDING HAS EITHER BEEN DEMOLISHED OR HAS HAD A NEW FRONTAGE ADDED. IT PRESENTS AS A MODERN BUILDING.

Melbourne	Omitted or incorrect	Crossley Street	11-25	TBD	-	102268	Sapphire House	11-25 Crossley Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Changed	Significant	THIS BUILDING WAS CONSTRUCTED IN 1957, THE ARCHITECT HAS NOT BEEN IDENTIFIED. IT IS INCLUDED IN THE NATIONAL TRUST PUBLICATION 'MELBOURNE'S MARVELLOUS MODERNISM' (2014), DESCRIBED AS A TWO-STORY BRICK MASONRY BUILDING WITH RECESSED GLAZING WITHIN PROTRUDING WHITE WINDOW FRAMES, TERRACOTTA FACING TO GROUND LEVEL SHOPFRONTS WHICH ARE LARGELY INTACT, AS IS MOST OF THE EXTERIOR. A SEPARATE OFFICE ENTRANCE AND STAIR IS AT THE SOUTH END. AS PER THE NATIONAL TRUST PUBLICATION, THIS IS AN EXAMPLE OF A MODEST CITY BUILDING WHICH EMBRACED THE MODERNIST THEME OF APPARENT WEIGHTLESSNESS, WHERE THE UPPER FLOOR(S) PROJECTED ABOVE A RECESSED GROUND FLOOR. THIS APPROACH WAS ACHIEVED TO STRIKING EFFECT WITH SAPPHIRE HOUSE. IT ALSO PROVIDED AN APPROPRIATE HUMAN SCALE TO THE TIGHT LANEWAY CONTEXT AND IS ONE OF FEW MODERNIST BUILDINGS IN CCZ LANEWAYS. THE BLUE TILING TO THE SHOPFRONTS MAY REFERENCE THE COLOUR OF SAPPHIRES. HURWITZ GEMS REMAIN IN PART OCCUPATION OF THE BUILDING.
Melbourne	Omitted or incorrect	Elizabeth Street	490-494	Significant	-	103295		490-494 Elizabeth Street, MELBOURNE VIC 3000	HO1150	Former Veall's Building 490-494 Elizabeth Street, Melbourne	C				
Melbourne	C in City North precinct	Elizabeth Street	506-516	TBD	Significant	103292	Victoria Square	Victoria Square, 506-516 Elizabeth Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	520-522	TBD	-	103290		520-522 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	524-530	TBD	-	103289	Loyal Orange House	524-530 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	532-534 (rear)	TBD	-	103288		532-534 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	544-548 (rear)	TBD	-	103286		544-548 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	550-554	TBD	-	103285		550-554 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	556-562	TBD	-	103284		556-562 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	

Melbourne	C in City North precinct	Elizabeth Street	576-578	TBD	-	103281		576-578 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	580	TBD	-	103280		580 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	600-608	TBD	-	103277		600-608 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	618-630	TBD	-	103273		618-630 Elizabeth Street, MELBOURNE VIC 3000	HO100; HO1124		C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	650-652	TBD	-	103271	Hollyford Apartments	Hollyford Apartments, 646-652 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	656-658	TBD	-	103269		656-658 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	676-678	TBD	-	103266		676-678 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	680-682	TBD	-	103265		680-682 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	413-417	TBD	-	103219		413-417 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Contributory	
Melbourne	Omitted or incorrect	Elizabeth Street	419	Significant	-	103220		419 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B				
Melbourne	Omitted or incorrect	Elizabeth Street	421	Significant	-	103221		421 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B				

Melbourne	Omitted or incorrect	Elizabeth Street	423-425	Significant	-	103222		423-425 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	427	Significant	-	103223		427 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	429-431	Significant	-	103224		429-431 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	433-435	Significant	-	103225		433-435 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	C in City North precinct	Elizabeth Street	437-439	TBD	-	103226		437-439 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Contributory		
Melbourne	Omitted or incorrect	Elizabeth Street	441-445	Significant	-	103227		441-447 Elizabeth Street, MELBOURNE VIC 3000	HO1022; HO1125		B					
Melbourne	Omitted or incorrect	Elizabeth Street	447	Significant	-	103227		441-447 Elizabeth Street, MELBOURNE VIC 3000	HO1022; HO1125		B					
Melbourne	C in City North precinct	Elizabeth Street	453-459	TBD	-	103229	Q Apartments	453-459 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Contributory		
Melbourne	C in City North precinct	Elizabeth Street	463	TBD	-	562691		463 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Significant	FORMER COMMONWEALTH BANK OF 1956, AT 463-465 ELIZABETH STREET. ACCORDING TO CITY NORTH REVIEW: HAS A DISTINCTIVE SKILLION FORM, BRICKWORK PATTERN (NOW PAINTED), AND A CANTED FRONT WINDOW (CURRENTLY OBSCURED). DESIGNED BY COMMONWEALTH DEPARTMENT OF WORKS (SLV, IMAGE: A18981). CONFIRM THAT THIS BUILDING, WHILE ALTERED, HAS A DISTINCTIVE SKILLION FORM, AND VERTICALLY-ORIENTATED, BRICK PATTERNING TO INFILL PANELS TO EAST ELEVATION. CANTED GLAZING TO EAST ELEVATION IS OBSCURED BY A SCREEN AND GLAZING TO SOUTH ELEVATION HAS BEEN PAINTED OVER. WALLS NOW PAINTED WERE POSSIBLY NOT ORIGINALLY. INCLUDED IN THE NATIONAL TRUST PUBLICATION 'MELBOURNE'S MARVELLOUS MODERNISM' (2014) AND DESCRIBED AS HIGHLY EVOCATIVE OF ITS ERA AND AN EXAMPLE OF 'FEATURIST' STYLE THROUGH THE BOLD ANGLED ROOF FORM. IN ADDITION WHILE A MODESTLY SCALED BUILDING, THE CORNER LOCATION TO FRANKLIN STREET GIVES THE SKILLION FORM AND PROFILE SOME PROMINENCE. HAD BEEN THE SITE OF THE SIR WALTER SCOTT HOTEL ESTABLISHED BY 1858.	
Melbourne	C in City North precinct	Elizabeth Street	465	TBD	-	562692		465 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Significant	SAME AS ABOVE	
Melbourne	Omitted or incorrect	Elizabeth Street	467	Significant	-	562693		467 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	469	Significant	-	511516		469 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	471	Significant	-	511518		471 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	C in City North precinct	Elizabeth Street	473-481	TBD	-	103231	Queen Victoria Mews	473-481 Elizabeth Street, MELBOURNE VIC 3000	HO1025; HO1125		C		Reviewed	Significant	AS PER THE HODDLE GRID STATEMENT OF SIGNIFICANCE FOR HO1025.	
Melbourne	C in City North precinct	Elizabeth Street	483-485	TBD	-	103232		483-485 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Contributory		
Melbourne	C in City North precinct	Elizabeth Street	487	TBD	-	103233		487 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	C		Reviewed	Contributory		
Melbourne	Omitted or incorrect	Elizabeth Street	489-499	Significant	-	103234	Jasper Hotel	489-499 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					
Melbourne	Omitted or incorrect	Elizabeth Street	501-503	Significant	-	103235		501-503 Elizabeth Street, MELBOURNE VIC 3000	HO1125	Elizabeth Street (CBD) Precinct, 413-503 Elizabeth Street, Melbourne	B					

Melbourne	C in City North precinct	Elizabeth Street	529-533	TBD	-	103236	529-541 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Downgraded (529-533 only)	Non-contributory (no 529-533)	THE BUILDING AT 529-533 HAS BEEN DEMOLISHED AND REDEVELOPED WITH A MODERN COMMERCIAL BUILDING. THE MODERN COMMERCIAL BUILDING ALSO HAS NO. 535 ON ITS FRONTAGE, WHICH IS A CROSSOVER WITH THE ADDRESS ON THE NEXT LINE OF THE SPREADSHEET.
Melbourne	C in City North precinct	Elizabeth Street	531-541	TBD	-	103236	529-541 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	THE GRADING APPLIES TO THE BUILDING WHICH ABUTS THE MODERN COMMERCIAL BUILDING REFERRED TO ABOVE. NOTE OVERLAP IN ADDRESS. IT HAS A VICTORIAN FRONTAGE AND INTERWAR STYLE SHOPFRONTS IN COPPER. HOWEVER IT HAS A SUBSTANTIAL NEW TOWER BUILDING BEHIND WHICH HAS LEFT ONLY A SHALLOW FRONTAGE RETAINED OF THE VICTORIAN BUILDING.
Melbourne	C in City North precinct	Elizabeth Street	543-545	TBD	-	103237	543-545 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	547-549	TBD	-	103239	547-549 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	579-581	TBD	-	103242	579-581 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Significant	THIS IS A PAIR OF LATE VICTORIAN (1891) TWO STOREY RENDERED MASONRY SHOPS, WITH MODIFIED GROUND FLOOR SHOPFRONTS AND FIRST FLOOR FACADES WHICH DISPLAY A COLLECTION OF UNUSUAL DETAILS. DESCRIBED IN CITY NORTH REVIEW AS ITALIANATE AND DISTINGUISHED BY A WEALTH OF STUCCO DECORATION TO THE PEDIMENTED PARAPET AND FIRST FLOOR, FEATURING PANNELLING, BRACKETS AND ARCHED WINDOWS WITH PROMINENT KEYSTONES AND PARTLY FLUTED PILASTERS. BIF STATEMENT OF SIGNIFICANCE IDENTIFIES THE PAIR AS BEING OF HISTORICAL AND AESTHETIC IMPORTANCE, AND A PARTICULARLY ORNATE EXAMPLE.
Melbourne	C in City North precinct	Elizabeth Street	583-585	TBD	-	103243	583-585 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	595	TBD	-	103246	595 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Elizabeth Street	597	TBD	-	103247	597 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	

Melbourne	C in City North precinct	Elizabeth Street	605-607	TBD	-	103250		605-607 Elizabeth Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C			Reviewed	Significant	THIS CORNER-LOCATED TWO-STORY RENDERED MASONRY COMMERCIAL BUILDING WAS CONSTRUCTED C. LATE 1880S, AND WAS ORIGINALLY A RESTAURANT. THE ARCHITECT HAS NOT BEEN IDENTIFIED. THE BUILDING IS DISTINGUISHED AS AN UNUSUAL ROW OF THREE, TWO-STORY VICTORIAN SHOPS WITH INTACT FIRST FLOOR FACADES AND, UNUSUALLY, LARGELY INTACT GROUND FLOOR FACADES. IT HAS A DENTILATED CORNICHE WITH PAIRED BRACKETS, WITH FACADE BAYS DEFINED BY TAPERING PILASTERS AT UPPER LEVELS RISING TO UNUSUAL FLUTED CAPITALS. AT GROUND FLOOR LEVEL CAPITALS INCORPORATE A CURVED MOTIF IN INCISED RENDER. IT APPEARS SOME ORNAMENTAL DETAIL AT PARAPET LEVEL HAS BEEN REMOVED. SOME WINDOW JOINERY AT GROUND FLOOR LEVEL HAS BEEN REPLACED IN A SYMPATHETIC MANNER, ALBEIT IN STEEL.
Melbourne	C in City North precinct	Elizabeth Street	635-645	TBD	-	103251		611-669 Elizabeth Street, MELBOURNE VIC 3000	HO294; HO1124		C	H2306	Reviewed	Contributory		
Melbourne	Omitted or incorrect	Exhibition Street	165-167	Contributory	-	103598		165-167 Exhibition Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C					
Melbourne	Omitted or incorrect	Flinders Lane	164-170	TBD	-	102073	161 Collins Street	141-165 Collins Street, MELBOURNE VIC 3000	HO506	Flinders Lane Precinct	B		Confirmed	Significant	THIS IS THE SUBSTANTIAL RICHARD ALLEN & SON BUILDING/WAREHOUSE, WHICH DATES TO THE EDWARDIAN PERIOD, AND WAS DESIGNED BY BATES PEBBLES AND SMART ARCHITECTS. ALLEN WAS A SOFTGOODS MERCHANT BASED IN FLINDERS LANE FOR MANY DECADES, AND A MELBOURNE CITY COUNCILLOR. IT IS A FOUR STOREY BRICK WAREHOUSE WITH RENDER DETAILING. GROUND FLOOR IS BOLDLY EXPRESSED IN RENDER, WITH RUSTICATION, AND PILASTERS RISING TO A DECORATIVE STRINGCOURSE, INCORPORATING FLORIATED MOTIFS. LEVELS 1-3 ARE MORE STRAIGHTFORWARD, FINISHED IN RED BRICK WITH SIMPLE RENDERED BANDS. THESE LEVELS ARE EXPRESSED AS GIANT ORDER PILASTERS WITH DECORATIVE ARCHES ABOVE, RECALLING ROMANESQUE REVIVAL ANTECEDENTS, OF A KIND OFTEN ATTRIBUTED TO AMERICAN ARCHITECT LOUIS SULLIVAN. UPPER LEVEL IS EXPRESSED AS A DECORATED ATTIC STOREY, WITH BROAD OVERHANGING CORNICHE AT ROOF LEVEL. ORIGINAL WINDOW JOINERY GENERALLY SURVIVES THROUGHOUT, ALTHOUGH SHOPFRONTS TO FLINDERS LANE ARE GENERALLY SYMPATHETIC REPLACEMENTS.	
Melbourne	Omitted or incorrect	Flinders Street	326-332	Significant	-	104006	Rendezvous Hotel Melbourne	318-332 Flinders Street, MELBOURNE VIC 3000	HO505	Flinders Gate Precinct	B	H0934				
Melbourne	Omitted or incorrect	Flinders Street	Campbell Arcade	Significant	-	101345	Campbell Arcade	Campbell Arcade, Flinders Street, MELBOURNE VIC 3000	HO649	Flinders Street Railway Station Complex, 207-361 Flinders Street, Melbourne & Underground Public Toilets, Flinders Street, Melbourne	Part of VHR H1083	H1083				
Melbourne	Omitted or incorrect	Flinders Street	363-397	Significant	-	103972	Banana Alley Vaults	Banana Alley Vaults, 363-397 Flinders Street, MELBOURNE VIC 3000	HO649	Flinders Street Railway Station Complex, 207-361 Flinders Street, Melbourne & Underground Public Toilets, Flinders Street, Melbourne	Part of VHR H1083	H1083				
Melbourne	Omitted or incorrect	Franklin Street	34-38	Significant	-	104103	Mac's Hotel	Mac's Hotel, 34-38 Franklin Street, MELBOURNE VIC 3000	HO663	Macs Hotel, 34-38 Franklin Street, Melbourne	A	H0051				
Melbourne	Omitted or incorrect	Franklin Street	42-56	Significant	-	104102		42-56 Franklin Street, MELBOURNE VIC 3000	HO1152	Former TAA Building 42-56 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Franklin Street	96-102	Significant	-	104099	Burbank House	96-102 Franklin Street, MELBOURNE VIC 3000	HO1043	96-102 Franklin Street	B					
Melbourne	C in City North precinct	Franklin Street	128-130 (rear)	TBD	-	104094		Rear 128-130 Franklin Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Contributory		
Melbourne	Omitted or incorrect	Franklin Street	57-63	Significant	-	109320	RMIT Building 39	459-469 Swanston Street, MELBOURNE VIC 3000	HO1042	63-67 Franklin Street	C					
Melbourne	Omitted or incorrect	Franklin Street	65-77	Significant	-	104078	RMIT Building 49	65-77 Franklin Street, MELBOURNE VIC 3000	HO1042	63-67 Franklin Street	C					
Melbourne	Omitted or incorrect	Franklin Street	79-81	Significant	-	104079	Currie & Richards Building	79-81 Franklin Street, MELBOURNE VIC 3000	HO664	Currie and Richards Warehouse, 79- 81 Franklin Street & 3 Stewart Street, Melbourne	A	H0440				
Melbourne	Omitted or incorrect	Franklin Street	139-141	Significant	-	104082		139-141 Franklin Street, MELBOURNE VIC 3000	HO1153	Former Store 139-141 Franklin Street, Melbourne	C					

Melbourne	Omitted or incorrect	Franklin Street	167-173	Significant	-	104085		167-175 Franklin Street, MELBOURNE VIC 3000	HO1154	Former A G Healing Building 167-175 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Franklin Street	211-213	Significant	-	104086		211-213 Franklin Street, MELBOURNE VIC 3000	HO1155	Café Building 211-213 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Franklin Street	215-223 (rear)	Significant	-	100162		215-223 Franklin Street, MELBOURNE VIC 3000	HO1157	Former A G Way Factory & Co (2) Rear 215-223 Franklin Street, Melbourne (Alternate address 186- 190 A'Beckett Street, Melbourne)	C					
Melbourne	Omitted or incorrect	Franklin Street	225-227	Significant	-	104087		225-227 Franklin Street, MELBOURNE VIC 3000	HO1158	Former T A T Electric Co. factory 225-227 Franklin Street, Melbourne	C					
Melbourne	Omitted or incorrect	Heffernan Lane	20-22	TBD	-	104784		14-22 Heffernan Lane, MELBOURNE VIC 3000	HO669; HO507		C		Confirmed	Contributory	CONTRIBUTORY TO HO507	
Melbourne	Omitted or incorrect	La Trobe Street	RMIT Building 1, 124	Significant	-	105490	RMIT University	RMIT University, 100-186 La Trobe Street, MELBOURNE VIC 3000	HO982;HO486 ;HO480;HO483;HO484;HO482;HO485;HO479;HO481;HO487		A	H1646;H1506; HO912;H1006; H1010;H2157; H1495;H1498				
Melbourne	Omitted or incorrect	Little Bourke Street	104-106	TBD	-	105897	Chinatown Plaza	Chinatown Plaza, 104-106 Little Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	D		Changed	Significant	THIS IS A PLAZA ON LITTLE BOURKE STREET, ALSO KNOWN AS 'CHINATOWN PLAZA' ON COHEN PLACE. IT IS A LANDSCAPED OPEN SPACE, WITH CHINESE-THEMED HARD LANDSCAPING, INCLUDING LANTERN LIGHTING, ROCK SCULPTURES, STONE LIONS, DR SUN YAT SEN STATUE AND AN ARCHWAY. THE ARCH IS KNOWN AS THE 'FACING HEAVEN' ARCHWAY AND HAS BEEN REFURBISHED ALONG WITH THE OTHER ARCHWAYS OF CHINATOWN. WHILE A REASONABLY MODERN DEVELOPMENT, IT LIKELY HAS SOCIAL VALUE TO THE RETAILERS AND COMMUNITY OF LITTLE BOURKE STREET, WHERE COMMUNAL OUTDOOR SPACE IS AT A PREMIUM. THE CHINESE-THEMED CHARACTER OF THE LANDSCAPING REFERENCES THE LONG HISTORICAL ASSOCIATION OF THE CHINESE COMMUNITY WITH THIS AREA OF THE CCZ.	
Melbourne	Omitted or incorrect	Little Bourke Street	120-122	TBD	-	105893		120-122 Little Bourke Street, MELBOURNE VIC 3000	HO691; HO507		B		Downgraded	Contributory	THIS PAIR OF 1905 SHOPS HAS A LATER SHOPFRONT AND OVERPAINTED BRICKWORK INCLUDING PARAPET. DOES NOT RANK WITH OTHER SIGNIFICANT GRADED SHOPS IN THIS PRECINCT.	
Melbourne	Omitted or incorrect	Little Bourke Street	198	TBD	-	105887		198 Little Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	B		Confirmed	Significant	THIS IS A TWO-STORY SHOP AND RESIDENCE CONSTRUCTED IN 1895. PART OF A ROW OF THREE VERY DIFFERENT AND DISTINCTIVE HIGHLY GRADED COMMERCIAL BUILDINGS, CONCENTRATED IN THIS SECTION OF LITTLE BOURKE STREET. ACCORDING TO THE NOTABLE BUILDING CITATION: IT IS AN ESSENTIAL PART OF THE CHINATOWN CHARACTER. IT IS OF RENDERED BRICKWORK WITH THREE ARCHED WINDOWS, FLANKED BY PLASTER PILASTERS SUPPORTING DECORATIVE ARCHES MARKED WITH AN EXAGGERATED KEYSTONE. SUCH BUILDINGS ARE CONSIDERED VITAL TO THE RETENTION OF THE SCALE AND CHARACTER OF CHINATOWN.	
Melbourne	Omitted or incorrect	Little Bourke Street	232	TBD	-	520598		232 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STORY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.	
Melbourne	Omitted or incorrect	Little Bourke Street	234	TBD	-	520597		234 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STORY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.	

Melbourne	Omitted or incorrect	Little Bourke Street	236	TBD	-	520596		236 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STORY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.
Melbourne	Omitted or incorrect	Little Bourke Street	238	TBD	-	520595		238 Little Bourke Street, MELBOURNE VIC 3000	HO696; HO507		B		Confirmed	Significant	ONE OF A ROW OF FOUR BI-CHROMATIC BRICK TWO-STORY SHOPS AT 232-238 LITTLE BOURKE STREET, WHICH MAY RETAIN ORIGINAL SHOPFRONT FORMS, IF NOT DETAILS. BIF INCLUDES A HISTORY WHICH SUGGESTS THE BUILDING PRE-DATES 1895 AND WAS ORIGINALLY THREE SHOPS, WHICH WAS CONVERTED TO FOUR AND RE-FACED IN 1895. THE RED BRICK FIRST FLOOR FACADE AND PARAPET STRETCHES ACROSS THE FOUR SHOPS AND IS UNDIVIDED. A PEDIMENT WITH 'A.D. 1895' IS LOCATED CENTRALLY. OLD IMAGE INDICATES THE BRICKWORK WAS PAINTED, BUT THIS HAS BEEN REMOVED, REVEALING INTACT PALE BRICK STRINGCOURSES AND DETAILING TO ARCHED FIRST FLOOR WINDOWS. THERE IS ONE WINDOW PER SHOP, ASYMMETRICALLY ARRANGED ACROSS THE FACADE, WHICH IS AN UNUSUAL DETAIL. NOTABLE BUILDING BIF DESCRIBES IT AS TYPICAL OF THE SMALL SHOPS FOUND IN CHINATOWN AT THE TURN OF THE NINETEENTH CENTURY, WHICH HELP TO RETAIN THE LOW-SCALE CHARACTER OF CHINATOWN.
Melbourne	Omitted or incorrect	Little Bourke Street	119-121	TBD	-	520416		119-121 Little Bourke Street, MELBOURNE VIC 3000	HO690; HO507		A		Confirmed	Significant	TWO THREE-STORY SHOPS AT 119-121 LITTLE BOURKE STREET ADJOIN BUT ARE PART OF THE LARGER C.1915 CHINESE MISSION CHURCH (MISSION HALL) BUILDING AT 123-127 LITTLE BOURKE STREET. DESIGNED BY NATHAN BARNET. ACCORDING TO I HERITAGE: THE HALL AND TWO SHOPS WERE BUILT IN THE CENTRE OF THE COMMERCIAL AND WAREHOUSE DISTRICT IT SERVED AND, APART FROM THE ECCLESIASTICAL POINTED ARCHWAYS AND CEMENT DETAIL, APPEARED TO BLEND WITH THE UTILITARIAN COMMERCIAL BUILDINGS AROUND IT. NOTABLE FEATURES INCLUDE CEMENT DETAILS AND BRICK FINISHES. AN AUSTERE VENETIAN GOTHIC REVIVAL BRICK WAREHOUSE-LIKE FORM WHICH HONESTLY WEARS ITS DUAL FUNCTION BY CONFINEMENT OF HEAVY GROUND LEVEL CEMENT ORNAMENTATION AROUND THE CHURCH ENTRANCE AND THE MORE AUSTERE SHOPFRONT OPENINGS ADJOINING (REPLACED). THE UPPER LEVEL ARCHITECTURE IS UNIFORMLY EXTENDED ACROSS THE BUILDING FACADE, COMPRISING AN ENRICHED CORNICE, EXPRESSED PIERS, STRING AND IMPOST MOULDS AND THE ALL-PERVADING POINTED ARCHES WHICH ARE VISIBLE ON ALL FACES. FOLIATED CAPITALS AND BROAD CEMENT ARCHITRAVES MAKE UP THE DETAILS. SIGNIFICANCE: HIGHLY EXPRESSIVE OF THE MANY MISSION CHURCHES ESTABLISHED IN THE CHINESE QUARTER, THE INHERENT EXTERNAL DIFFERENCES BETWEEN THESE AND CHURCH HALLS FOR THE EUROPEAN COMMUNITY AND THEIR CONSEQUENT VISUAL COMPLIANCE WITH THEIR CONTEMPORARY NEIGHBOURHOODS ALSO REPRESENTS THE EFFORTS OF C H CHEONG (INSTRUMENTAL IN ESTABLISHING THE MISSION) IN HIS PURSUIT OF CHRISTIAN MISSIONS AMONG HIS PEOPLE.
Melbourne	Omitted or incorrect	Little Bourke Street	123-127	Significant	-	520417		123-127 Little Bourke Street, MELBOURNE VIC 3000	HO690; HO507		A				
Melbourne	Omitted or incorrect	Little Bourke Street	209-225	TBD	-	101200	Target Centre	Target Centre, 222-244 Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C		Changed	Significant	THIS IS A LARGE AND SUBSTANTIAL INTERWAR COMMERCIAL BUILDING OF 1937. DESIGNED BY NOTED COMMERCIAL ARCHITECTS W & FB TOMKINS. IT HAS BEEN ASSOCIATED WITH DEPARTMENT STORE USE FOR MANY DECADES INCLUDING MANTONS AND THEN COLES STORES. WITH THE CURRENT STORE BEING TARGET. THE BUILDING PRESENTS TO LITTLE BOURKE STREET AS SUBSTANTIALLY INTACT TO THE UPPER LEVELS, WITH ITS STREAMLINED MODERNE CHARACTER EVIDENT IN THE CONCRETE MATERIALITY. LONG HORIZONTAL BANDS OF ORIGINAL STEEL-FRAMED WINDOWS, SHALLOW CURVED AWNINGS TO WINDOWS, AND EXPRESSED VERTICAL STAIR BAY AT THE WESTERN END OF THE FACADE.
Melbourne	Omitted or incorrect	Little Bourke Street	227-233	TBD	-	101200	Target Centre	Target Centre, 222-244 Bourke Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C		Confirmed	Contributory	

Melbourne	Omitted or incorrect	Little Bourke Street	609-623	TBD	-	101168	Eliza Tinsley Building	640-652 Bourke Street, MELBOURNE VIC 3000	HO501		C		LC conflict		
Melbourne	Omitted or incorrect	Little Bourke Street	625-627	TBD	-	558316	City Point On Bourke Apartments	City Point On Bourke Apartments, 654-670 Bourke Street, MELBOURNE VIC 3000	HO501		C		Downgraded	Non-contributory	THE NON-CONTRIBUTORY GRADING APPLIES TO THE MODERN APARTMENT BUILDING AT THE ADDRESS OF 625-627 LITTLE BOURKE STREET, WHICH REPLACED THE EARLIER GRADED BUILDING. THE APARTMENT BUILDING ALSO HAS '623' ON ITS FRONTAGE.
Melbourne	Omitted or incorrect	Little Bourke Street	629-631	TBD	-	558316	City Point On Bourke Apartments	City Point On Bourke Apartments, 654-670 Bourke Street, MELBOURNE VIC 3000	HO501		C		Changed	Significant	YOUNGHUSBAND WOOL WAREHOUSE. CONSTRUCTED IN 1897, AS AN EXTENSION TO PREMISES ON BOURKE STREET. IT IS A SUBSTANTIAL THREE-STORY FACE BRICK BUILDING, WITH CEMENT DETAILS INCLUDING A HEAVY CORNICE TO THE PARAPET AND BLUESTONE COURSES TO THE BASE. EACH LEVEL IS DELINEATED BY A CEMENT STRING COURSE. THE GROUND AND FIRST FLOORS HAVE ARCH-HEADED WINDOWS, WHILE THE TOP FLOOR HAS SQUARED-OFF RECTILINEAR WINDOW FORMS. THE SILLS ARE OF STONE. THE BUILDING HELPS DEMONSTRATE THE HISTORY OF NINETEENTH CENTURY WAREHOUSING IN THIS AREA OF THE CBD, AND MAKES AN IMPORTANT CONTRIBUTION TO THE LITTLE BOURKE STREET STREETSCAPE AND HERITAGE PRECINCT. IT IS UNUSUALLY HIGHLY EXTERNALLY INTACT.
Melbourne	Omitted or incorrect	Little Bourke Street	635-639	TBD	-	566660	Stadium Apartments	Stadium Apartments, 635-639 Little Bourke Street, MELBOURNE VIC 3000	HO501	Bourke West Precinct	C		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Little Collins Street	209-221 (1890c warehouse)	TBD	-	105917	The Victoria Hotel	209-221 Little Collins Street, MELBOURNE VIC 3000	HO504	Collins East Precinct	C		Confirmed	Contributory	
Melbourne	Omitted or incorrect	Liverpool Street	21	TBD	-	105657		21 Liverpool Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Confirmed	Contributory	

Melbourne	Omitted or incorrect	Liverpool Street	23	TBD	-	105658		23 Liverpool Street, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Confirmed	Contributory	
Melbourne	Omitted or incorrect (streetscape category omitted)	Moubray Street	1-23	Significant	Significant	632373	Parque Melbourne Apartments	555-563 St Kilda Road, MELBOURNE VIC 3004	HO492; HO6		Part of VHR H1002	H1002			
Melbourne	Omitted or incorrect (streetscape category omitted)	Moubray Street	1-23	Significant	Significant	106798	Ormond Hall	557 St Kilda Road, MELBOURNE VIC 3004	HO492	Royal Vic. Institute for the Blind, 557- 563 St. Kilda Road & 1-23 Moubray Street, Melbourne	Part of VHR H1002	H1002			
Melbourne	Omitted or incorrect	Queen Street	408-416	Significant	-	108087	Melbourne Terrace Apartments	Melbourne Terrace Apartments, 408-416 Queen Street, MELBOURNE VIC 3000	HO1160	Melbourne Terrace Apartments 408-416 Queen Street, Melbourne	B				
Melbourne	C in City North precinct	Queen Street	422-428	TBD	-	104090		422-428 Queen Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Significant	THIS TWO-STORY BUILDING, UTILISING CONCRETE MATERIAL, IS LOCATED TO THE CORNER OF QUEEN AND FRANKLIN STREETS. IT WAS CONSTRUCTED IN 1964, AND THE ARCHITECT HAS NOT BEEN IDENTIFIED. THE BUILDING DISPLAYS A HIGH LEVEL OF VIGOUR AND DYNAMISM IN ITS RESPONSE TO THE TIGHTLY ANGLED SITE. DESCRIBED IN CITY NORTH REVIEW AS A DISTINCTIVE DESIGN WITH BANDS OF CANTED WINDOWS TO THE FIRST FLOOR. REMARKABLY INTACT AND PROBABLY BUILT FOR THE GLOBE TYRE CO.
Melbourne	C in City North precinct	Queen Street	432-438	TBD	-	108100	Queen Victoria Building	432-438 Queen Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Queen Street	452-454	TBD	-	109493		143-151 Therry Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Downgraded	Non-contributory	THE BUILDINGS AT THESE ADDRESSES ON BOTH QUEEN AND THERRY STREETS - SAVE FOR THE MERCAT CROSS HOTEL WHICH IS ALSO PART OF THIS LARGER SITE (SEE SPREADSHEET ROW BELOW) - HAVE BEEN DEMOLISHED AND REPLACED BY LARGER NEW DEVELOPMENT.
Melbourne	C in City North precinct	Queen Street	456-460	TBD	-	109493		143-151 Therry Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Reviewed	Contributory	
Melbourne	Omitted or incorrect (streetscape category omitted)	St Kilda Road	Tram Shelter (cnr High Street)	Significant	Significant	ASSET	#N/A	#N/A			Part of VHR H1868	H1868			
Melbourne	Omitted or incorrect (streetscape category omitted)	St Kilda Road	345-369 & 355	Significant	Significant	108616	Melbourne Grammar School	Melbourne Grammar School, 321-369 St Kilda Road, MELBOURNE VIC 3004	HO400	Melbourne Grammar School, 345- 369 & 355 St Kilda Road, 93-151 Domain St, 2-124 Bromby St & 1-99 Domain Rd, Melbourne	Part of VHR H0019	H0019			
Melbourne	Omitted or incorrect (streetscape category omitted)	St Kilda Road	583-597	Significant	Significant	108652	Victorian School For Deaf Children	Victorian School For Deaf Children, 583-597 St Kilda Road, MELBOURNE VIC 3004	HO949	Former Victorian Deaf and Dumb Institution, 583-597 St Kilda Road, Melbourne	Part of VHR H2122	H2122			
Melbourne	Omitted or incorrect	Swanston Street	309	Significant	-	532170		309 Swanston Street, MELBOURNE VIC 3000	HO1081; HO1290		B				
Melbourne	Omitted or incorrect	Swanston Street	311	Significant	-	532171		311 Swanston Street, MELBOURNE VIC 3000	HO1081; HO1290		B				
Melbourne	Omitted or incorrect	Swanston Street	427-433	Significant	-	109318	Swanston Academic Building	427-457 Swanston Street, MELBOURNE VIC 3000	HO1085	427-433 Swanston Street	B				
Melbourne	C in City North precinct	Therry Street	93-141	TBD	-	109492		93-141 Therry Street, MELBOURNE VIC 3000	HO7	Queen Victoria Market Precinct	C		Downgraded	Non-contributory	THIS WAS A LONG ROW OF SHOPS. HAS BEEN DEMOLISHED AS PART OF THE DEVELOPMENT REFERRED TO ABOVE AT ROWS 259 AND 260.
Melbourne	C in City North precinct	Victoria Street	222-230	TBD	-	109844		222-230 Victoria Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Contributory	
Melbourne	C in City North precinct	Victoria Street	232-238	TBD	-	109843	National Hotel	232-238 Victoria Street, MELBOURNE VIC 3000	HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	C		Reviewed	Significant	FORMER NATIONAL HOTEL OF 1937. AS PER CITY NORTH REVIEW: DESIGNED BY THE ARCHITECTS COWPER, MURPHY & APPLEFORD. A FINE EXAMPLE OF THE MODERNE STYLE WITH DISTINCTIVE TUBULAR FORMS, INCLUDING BALCONIES, PROVIDING VERTICAL EMPHASIS AND INITIALLY HORIZONTAL EMPHASIS WAS PROVIDED AT THE GROUND FLOOR. RENDERED WALLS AND METAL-FRAMED WINDOWS, ALTERED TO THE GROUND FLOOR. CURRENT HOTEL REPLACED AN EARLIER BUILDING, KNOWN AS THE MEAT MARKET HOTEL DURING THE 19TH CENTURY (BY 1874) AND INTO THE 1920S.

Melbourne	Omitted or incorrect	William Street	386-412	Significant	-	104089		386-412 William Street, MELBOURNE VIC 3000	HO1161	Former Dominion Can Company Building 386-412 William Street, Melbourne	C					
Melbourne	Omitted or incorrect	Windsor Place	27	TBD	-	110184		27 Windsor Place, MELBOURNE VIC 3000	HO500	Bourke Hill Precinct	Contributory		Changed	Significant		THIS IS A TWO STOREY RESIDENCE WITH POSSIBLE ORIGINAL COMMERCIAL USE, WHICH DATES FROM THE EARLY TWENTIETH CENTURY AND IS INCONSPICUOUSLY LOCATED IN THE LITTLE STREET BEHIND THE WINDSOR HOTEL. IT IS SIGNIFICANT AS AN HISTORIC RESIDENCE IN THE CBD, AND IS IN AN UNDERSTATED FEDERATION ROMANESQUE MODE. AS CONSTRUCTED, IT COMPRISED A FACE BRICK EXPRESSION WITH RENDERED DETAILING. AT GROUND FLOOR LEVEL ROMANESQUE ARCHES ARE CAPPED WITH SEMICIRCULAR HOOD MOULDINGS, AND A RENDER STRINGCOURSE SEPARATES GROUND AND FIRST FLOORS. UPPER LEVEL WINDOWS INCORPORATE A RANGE OF RENDER DETAILING WITH CURVING, FLORIATED UNDERSILLS AND LINTELS. THE ARRANGEMENT IS CAPPED BY AN OVERHANGING CORNICE WITH BRACKETS TO EITHER END. THE BUILDING IS UNUSUAL TO THE EXTENT TO WHICH ORIGINAL JOINERY SURVIVES. DESPITE OVERPAINTING, THE DISTINCTION BETWEEN BRICK AND RENDER ELEMENTS REMAINS LEGIBLE AND THE ORIGINAL MATERIALITY CAN STILL BE UNDERSTOOD. HAS BEEN ADDED ONTO AT TOP OF BUILDING.
Melbourne	Omitted or incorrect	Corrs Lane	28	Contributory	-	110701		145-147 Lonsdale Street, MELBOURNE VIC 3000	HO507	Little Bourke Street Precinct	C					
North & West Melbourne	Omitted or incorrect	Arden Street	23A	Contributory	-	592682		23A Arden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Arden Street	25	Contributory	-	592683		25 Arden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Arden Street	25A	Contributory	-	592684		25A Arden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Bendigo Street	24-26	TBD	-	101006		24-26 Bendigo Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory		
North & West Melbourne	Omitted or incorrect	Bendigo Street	1	TBD	-	556343		1 Bendigo Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory		
North & West Melbourne	Omitted or incorrect	Bendigo Street	15	Significant	-	103500	Imperial Theatre Building	110-114 Errol Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B					
North & West Melbourne	Omitted or incorrect	Brougham Street	17 (Former Uniting Church)	TBD	-	101294		15 Brougham Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Changed	Significant		LC REVIEWED IN THE NORTH MELBOURNE STUDY. ASSESSED IT AS BEING SIGNIFICANT AS THE FORMER WESLEYAN/UNITING CHURCH CONSTRUCTED IN 1873.
North & West Melbourne	Omitted or incorrect	Bunclie Street	99	TBD	-	617706		99 Bunclie Street, NORTH MELBOURNE VIC 3051	HO953	Racecourse Road/Alfred Street, North Melbourne	E		Confirmed	Contributory		
North & West Melbourne	C in City North precinct	Capel Street	122	TBD	Significant	101557		122 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant		THIS IS ONE OF A ROW OF EARLY SIMPLY DETAILED HISTORIC DWELLINGS IN THIS AREA OF CAPEL STREET, WHICH MOSTLY DATE FROM THE EARLY 1870S. CAPEL STREET WAS ONE OF THE FIRST STREETS FOR LAND SALES, IN 1852, AND ACCORDING TO THE CITY NORTH REVIEW IT REMAINS EARLY RESIDENTIAL BUILDING STOCK IN THE FORM OF TERRACE HOUSES. ACCORDING TO HERITAGE DATABASES THIS IS AN EARLY VICTORIAN BUILDING, BUILT TO THE PROPERTY BOUNDARY AND INCORPORATING A PARAPET WITH A MOULDED STRINGCOURSE AS THE PRIMARY ELABORATION TO THE OTHERWISE SIMPLE STRUCTURE. THE RESIDENTIAL FENESTRATION OF DOUBLE HUNG WINDOWS AND DOOR WITH HIGHLIGHT IS INTACT. THE POSITION ON THE PROPERTY BOUNDARY, THE SLIGHTLY OFF CENTRE DOOR AND THE STRINGCOURSE ARE CONSISTENT WITH AN EARLY DATE. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STREETScape IN NORTH MELBOURNE. IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. WHILE MODEST AND UNASSUMING, THIS BUILDING MAKES A SIGNIFICANT CONTRIBUTION TO THIS EARLY STREETScape. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.

North & West Melbourne	C in City North precinct	Capel Street	124	TBD	Significant	101556		124 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR WITH 126 CAPEL STREET, CONSTRUCTED IN 1873. ACCORDING TO I HERITAGE DATABASE: THIS IS A TWO-STORY PARAPETTED ROW HOUSE PAIR OF STUCCOED BRICK WHICH HAS BEEN BUILT ON THE BUILDING LINE. AN AUSTERE, BRACKETED CORNICE AND A STRING MOULD ARE THE ONLY DECORATION OF THE SYMMETRICALLY FENESTRATED FACADE. I HERITAGE DATABASE STATEMENT OF SIGNIFICANCE: ARCHITECTURALLY, TYPICALLY AUSTERE, EARLY ROW HOUSES OF NO ARCHITECTURAL PRETENSIONS, BUT IS AN IMPORTANT PART OF A COHESIVE AND EARLY STREETScape. HISTORICALLY, LIKE THE REST OF CAPEL STREET, A REPRESENTATIVE SLICE OF THE AREA'S SKILLED LABOURERS AND HOME-OCCUPATIONS RESIDING IN LEASED PREMISES. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STRETScape IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS BUILDING MAKES A SIGNIFICANT CONTRIBUTION TO THIS EARLY STRETScape. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	126	TBD	Significant	101555		126 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR WITH 124 CAPEL STREET, CONSTRUCTED IN 1873. ACCORDING TO I HERITAGE DATABASE: THIS IS A TWO-STORY PARAPETTED ROW HOUSE PAIR OF STUCCOED BRICK WHICH HAS BEEN BUILT ON THE BUILDING LINE. AN AUSTERE, BRACKETED CORNICE AND A STRING MOULD ARE THE ONLY DECORATION OF THE SYMMETRICALLY FENESTRATED FACADE. I HERITAGE DATABASE STATEMENT OF SIGNIFICANCE: ARCHITECTURALLY, TYPICALLY AUSTERE, EARLY ROW HOUSES OF NO ARCHITECTURAL PRETENSIONS, BUT IS AN IMPORTANT PART OF A COHESIVE AND EARLY STREETScape. HISTORICALLY, LIKE THE REST OF CAPEL STREET, A REPRESENTATIVE SLICE OF THE AREA'S SKILLED LABOURERS AND HOME-OCCUPATIONS RESIDING IN LEASED PREMISES. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STRETScape IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS BUILDING MAKES A SIGNIFICANT CONTRIBUTION TO THIS EARLY STRETScape. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	128	TBD	Significant	101554		128 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ANOTHER OF THE MODEST AND SIMPLY DETAILED EARLY COTTAGES IN THIS PART OF CAPEL STREET, DATING FROM C. 1870-73. WHILE IT SHARES ELEMENTS OF THE ADJOINING EARLY BUILDINGS, SUCH AS THE AUSTERE PRESENTATION, SINGLE DOUBLE HUNG WINDOW, DOOR WITH HIGHLIGHT AND POSITION ON THE PROPERTY BOUNDARY, THIS DWELLING IS DISTINGUISHED BY THE OVERSCALED BRACKETED CORNICE DETAIL. I HERITAGE DATABASE DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STRETScape IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS DWELLING MAKES A SIGNIFICANT CONTRIBUTION TO THE EARLY STRETScape. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	130-134	TBD	Significant	101553		130-134 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	WHILE THIS ROW OF THREE TERRACES WAS CONSTRUCTED IN 1883, AND IS THEREFORE ABOUT 10 YEARS LATER THAN THE ADJOINING EARLIER BUILDINGS TO THE SOUTH, THE ROW ADOPTS AN EARLIER FORM. IT IS A ROW OF TWO-STORY, STUCCOED BRICK HOUSES WITH PARAPETTED PLANAR FACADES RELIEVED ONLY BY OPENING ARCHITRAVES, AND STRING AND CORNICE MOLDINGS. THE WALLS ARE BUILT TO THE STREET ALIGNMENT, THERE IS NO EXTERNAL DIVISION BETWEEN THE DWELLINGS, AND THE THREE SHARE ONE SINGLE HIPPED ROOF FORM. THE SPARSE FORM AND SIMPLE AUSTERE EXPRESSION BELIES THE CONSTRUCTION DATE, AND THE ROW MAKES A SIGNIFICANT CONTRIBUTION TO THIS STRETScape OF EARLY DWELLINGS. IT IS ALSO PART OF A GROUP OF EARLY AND COMPLEMENTARY BUILDINGS WHICH COLLECTIVELY HAVE HIGH HERITAGE VALUE.
North & West Melbourne	C in City North precinct	Capel Street	136	TBD	Significant	625765		136 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR OF DWELLINGS AT 136-138 CAPEL STREET, CONSTRUCTED C. 1873. ACCORDING TO I HERITAGE DATABASE: A TWO-STORY, STUCCOED BRICK ROW OF TWO HOUSES WITH SIMPLE CORNICED PARAPETS WHICH FRONT A TRANSVERSE-GABLE ROOF LINE. SYMMETRICAL ARCHITRAVED FENESTRATION IS DISTRIBUTED UNDER AND OVER A STRING-MOULD. ARCHITECTURALLY IT ADOPTS A TYPICALLY SIMPLE STUCCOED FORM AND AN AUSTERE PRESENTATION. THE PAIR HAS A STRONG STRETScape RELATIONSHIP WITH 124-6 AND 130-4 CAPEL STREET, AND IS AN IMPORTANT PART OF A COHESIVE AND EARLY STRETScape. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STRETScape IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS PAIR IS AT THE NORTH END OF THIS INTACT EARLY ROW.
North & West Melbourne	C in City North precinct	Capel Street	138	TBD	Significant	625764		138 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	ONE OF A PAIR OF DWELLINGS AT 136-138 CAPEL STREET, CONSTRUCTED C. 1873. ACCORDING TO I HERITAGE DATABASE: A TWO-STORY, STUCCOED BRICK ROW OF TWO HOUSES WITH SIMPLE CORNICED PARAPETS WHICH FRONT A TRANSVERSE-GABLE ROOF LINE. SYMMETRICAL ARCHITRAVED FENESTRATION IS DISTRIBUTED UNDER AND OVER A STRING-MOULD. ARCHITECTURALLY IT ADOPTS A TYPICALLY SIMPLE STUCCOED FORM AND AN AUSTERE PRESENTATION. THE PAIR HAS A STRONG STRETScape RELATIONSHIP WITH 124-6 AND 130-4 CAPEL STREET, AND IS AN IMPORTANT PART OF A COHESIVE AND EARLY STRETScape. I HERITAGE ALSO DESCRIBES CAPEL STREET AS A PARTICULARLY FINE STRETScape IN NORTH MELBOURNE, IMPORTANT FOR ITS CONSISTENCY AND THE EARLIER DATE OF CONTRIBUTING BUILDINGS. THIS PAIR IS AT THE NORTH END OF THIS INTACT EARLY ROW.
North & West Melbourne	C in City North precinct	Capel Street	150	TBD	Significant	101547		150 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET, ALTHOUGH THE FIRST FLOOR BALUSTRADE IS LATER AND THE VERANDAHS FRIZES HAVE BEEN REMOVED/REPLACED. THE ROW DATES FROM C. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1873. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADINGS. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STORY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.

North & West Melbourne	C in City North precinct	Capel Street	152	TBD	Significant	101546		152 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	156	TBD	Significant	101544		156 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET, ALTHOUGH THE FRIEZE AND POST TO THE GROUND FLOOR VERANDAH ARE LATER. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	158	TBD	Significant	101543		158 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS ONE OF THE MORE EXTERNALLY INTACT DWELLINGS IN A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	160	TBD	Significant	101542		160 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	THIS DWELLING IS PART OF A ROW OF TEN TERRACES AT 144 TO 162 CAPEL STREET. IT IS GRADED CONTRIBUTORY DUE TO THE WINDOWS/OPENINGS TO THE GROUND AND FIRST FLOOR FACADES HAVING BEEN REMOVED/REPLACED, WHICH HAS DIMINISHED ITS EARLY CHARACTER AND PRESENTATION. THE ROW DATES FROM c. 1870, HAVING BEEN BUILT IN TWO STAGES IN 1870 AND 1871. THE TERRACES ARE ALL TWO STOREYS, WITH VERANDAHS AND WING WALLS, AND SHARE A LONG TRANSVERSE GABLE ROOF, THROUGH WHICH ONLY ONE PARTY WALL IS VISIBLE, INDICATING THE SECOND STAGE OF CONSTRUCTION. THE ROW AS A WHOLE IS NOT HIGHLY INTACT, AND INDIVIDUAL BUILDINGS VARY IN THEIR GRADING. HOWEVER, IT IS A REMARKABLY EARLY AND VERY SUBSTANTIAL ROW OF TWO-STOREY BALCONIED TERRACES, WHICH IS UNCOMMON AND RARE FOR ITS EARLY DATE AND SCALE.
North & West Melbourne	C in City North precinct	Capel Street	198	TBD	-	101538		198 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Capel Street	202	TBD	-	101536	Clare	202 Capel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Chapman Street	56	Significant	-	103840	Royal Park Towers	Royal Park Towers, 163-177 Flemington Road, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B				
North & West Melbourne	Omitted or incorrect	Chetwynd Street	97	TBD	-	570702		97 Chetwynd Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory	
North & West Melbourne	Omitted or incorrect	Chetwynd Street	99	TBD	-	570703		99 Chetwynd Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D		Confirmed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	13-15	TBD	-	102037		13-15 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	31	TBD	-	506307		31 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	33	TBD	-	506309		33 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Cobden Street	41-43	TBD	-	102043		41-43 Cobden Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Changed	Significant	THIS IS THE FORMER WHITE BEAR HOTEL (LATER THE ROYAL GEORGE HOTEL) OF 1865. WHILE THE GROUND FLOOR FACADE HAS BEEN MODIFIED, INCLUDING THE OPENINGS, THE BUILDING MORE GENERALLY PRESENTS AS A SMALL, CORNER-LOCATED HOTEL, AS WAS HISTORICALLY CONSTRUCTED ON LESSER STREETS, INCLUDING RESIDENTIAL STREETS, IN NORTH MELBOURNE IN THE MIDDLE DECADES OF THE NINETEENTH CENTURY. THESE HOTELS TYPICALLY SERVICED THE LOCAL COMMUNITY, IN CONTRAST TO THE LARGER HOTELS CONSTRUCTED ON THE MAIN ROADS.
North & West Melbourne	C in City North precinct	Courtney Street	4	TBD	-	102242		4 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS A TWO-STOREY FREE-STANDING DWELLING, c. 1880s, WITH AN UNUSUAL ORIGINAL 'U' SHAPED PLAN, WHERE THE REAR WING RETURNS ON AN ANGLE TO THE FRONT BAY TO COURTNEY STREET. THE LATTER IS DISTINGUISHED BY RUSTICATED BANDING TO THE GROUND FLOOR FACADE, A PEDIMENTED PARAPET, AND MOUNDINGS TO THE WINDOW OPENINGS.
North & West Melbourne	Omitted or incorrect	Courtney Street	55	Contributory	-	102209		55 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C				
North & West Melbourne	Omitted or incorrect	Courtney Street	Unit 1, 57	Contributory	-	102210		Unit 1, 57 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C				

North & West Melbourne	Omitted or incorrect	Courtney Street	Unit 2, 57	Contributory	-	102211		Unit 2, 57 Courtney Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C					
North & West Melbourne	Omitted or incorrect	Dryburgh Street	Rear 370-372	Contributory	-	102908		370-372 Dryburgh Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Errol Place	3	Significant	-	580095		3 Errol Place, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B					
North & West Melbourne	Omitted or incorrect	Errol Street	191	Contributory	-	103442		191 Errol Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C					
North & West Melbourne	Omitted or incorrect	Errol Street	197	Contributory	-	103445		197 Errol Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C					
North & West Melbourne	C in City North precinct	Flemington Road	1 (Turf Club Hotel)	TBD	-	103809		245-255 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Howard Lane	Former NM Hotel Wall	TBD	-	101528		117-131 Capel Street NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D			Downgraded	Non-contributory	THIS IS A BLUESTONE WALL WITH CONCRETE CAPPING, IN TWO HEIGHTS, ON HOWARD LANE. IT DOES NOT APPEAR ON MMBW PLANS AND APPEARS TO HAVE BEEN REBUILT FROM ELSEWHERE, PROVENANCE UNKNOWN. IT IS NOT A HERITAGE PLACE.
North & West Melbourne	Omitted or incorrect	Lothian Street	97-101	Contributory	-	619663		97-101 Lothian Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D					
North & West Melbourne	Omitted or incorrect	Molesworth Street	40A	TBD	-	110270		40A Molesworth Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Confirmed	Contributory	
North & West Melbourne	Omitted or incorrect	Molesworth Street	40B	TBD	-	110269		40B Molesworth Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Confirmed	Contributory	
North & West Melbourne	C in City North precinct	O'Connell Street	1-7	TBD	-	573297		1-7 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	
North & West Melbourne	C in City North precinct	O'Connell Street	15-17	TBD	-	106990	O'Connell Residence	15-19 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	THIS GRADING APPLIES TO 15-17 O'CONNELL STREET ONLY, WHICH IS A C. 1890 TWO-STORY RED BRICK WAREHOUSE WITH BASALT DETAILING AND A CENTRAL CARRIAGEWAY OPENING. IT HAS BEEN ADAPTED AND ADDED ONTO (ROOF). THE ADDJOINING BUILDING AT 19 O'CONNELL STREET IS A SEPARATE BUILDING, GRADED A2 IN THE CITY NORTH REVIEW AND IS SIGNIFICANT.
North & West Melbourne	C in City North precinct	O'Connell Street	39	TBD	-	106993		37-43 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Significant	THE GRADING APPLIES TO 39 O'CONNELL STREET ONLY. IT IS PART OF A LONG AND GENERALLY CONSISTENT ROW OF RED BRICK, TWO-STORY GABLE-ENDED FORMER WAREHOUSES, WITH BASALT DETAILING AND SOME RETENTION OF CARRIAGEWAYS, BETWEEN 37 AND 59 O'CONNELL STREET (COUNTING NINE FRONTAGES WITH SEPARATE ENTRIES). THE CORNER BUILDING AT THE NORTH END, NO. 59, HAS A FLAT ROOF FORM. THE WAREHOUSES ARE MOSTLY OF LATE VICTORIAN ORIGIN AND GENERALLY RETAIN INTACT FRONTAGES, ALTHOUGH MOST HAVE BEEN ADAPTED AND INCLUDE UPPER LEVEL ADDITIONS. ALL ARE CONTRIBUTORY SAVE FOR 39 O'CONNELL STREET WHICH IS SIGNIFICANT AS THE MOST DISTINGUISHED OF THE WAREHOUSES, WITH EXTENSIVE BASALT DETAILING, AND AN ORNATE DEPRESSION FOR A WAREHOUSE. RESEARCH ALSO INDICATES A PRE-1875 DATE FOR NO. 39, WHICH PLACES IT AS THE EARLIEST IN THE ROW.
North & West Melbourne	C in City North precinct	O'Connell Street	41-43	TBD	-	106993		37-43 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	THE GRADING APPLIES TO THE TWO FORMER WAREHOUSES AT 41 AND 43 O'CONNELL STREET. THE BUILDINGS ARE PART OF A LONG AND GENERALLY CONSISTENT ROW OF RED BRICK, TWO-STORY GABLE-ENDED FORMER WAREHOUSES, WITH BASALT DETAILING AND SOME RETENTION OF CARRIAGEWAYS, BETWEEN 37 AND 59 O'CONNELL STREET (COUNTING NINE FRONTAGES WITH SEPARATE ENTRIES). THE CORNER BUILDING AT THE NORTH END, NO. 59, HAS A FLAT ROOF FORM. THE WAREHOUSES ARE MOSTLY OF LATE VICTORIAN ORIGIN AND GENERALLY RETAIN INTACT FRONTAGES, ALTHOUGH MOST HAVE BEEN ADAPTED AND INCLUDE UPPER LEVEL ADDITIONS. ALL ARE CONTRIBUTORY SAVE FOR 39 O'CONNELL STREET WHICH IS SIGNIFICANT.
North & West Melbourne	C in City North precinct	O'Connell Street	45-59	TBD	-	106994		45-59 O'Connell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	THE GRADING APPLIES TO ALL THE BUILDINGS AT 45-59 O'CONNELL STREET. THE BUILDINGS ARE PART OF A LONG AND GENERALLY CONSISTENT ROW OF RED BRICK, TWO-STORY GABLE-ENDED FORMER WAREHOUSES, WITH BASALT DETAILING AND SOME RETENTION OF CARRIAGEWAYS, BETWEEN 37 AND 59 O'CONNELL STREET (COUNTING NINE FRONTAGES WITH SEPARATE ENTRIES). THE CORNER BUILDING AT THE NORTH END, NO. 59, HAS A FLAT ROOF FORM. THE WAREHOUSES ARE MOSTLY OF LATE VICTORIAN ORIGIN AND GENERALLY RETAIN INTACT FRONTAGES, ALTHOUGH MOST HAVE BEEN ADAPTED AND INCLUDE UPPER LEVEL ADDITIONS. ALL ARE CONTRIBUTORY SAVE FOR 39 O'CONNELL STREET WHICH IS SIGNIFICANT.
North & West Melbourne	C in City North precinct	Peel Street	111	TBD	-	107488		111 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	121	TBD	-	107492		121 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C			Reviewed	Contributory	

North & West Melbourne	C in City North precinct	Peel Street	137	TBD	-	107495		137 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	139	TBD	-	107496		139 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	151	TBD	-	107502		151 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	153	TBD	-	107503		153 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	157	TBD	-	107505		155-157 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Peel Street	191	TBD	-	107511	Auburn	191 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS A TWO-STORY RENDERED MASONRY VICTORIAN BALCONIED TERRACE. ACCORDING TO I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE VERANDAH DECORATION, VERANDAH ROOF AND STRUCTURE, ELABORATE HIGH STANDARD DESIGN OF CEMENT RENDERED SURFACES. IT ALSO HAS AN UNUSUAL SECONDARY ENTRANCE IN A PROTRUDING BAY ON THE SOUTH SIDE OF THE DWELLING, WHERE THE DOOR IS SET ON THE PROPERTY BOUNDARY. THE DETAILING OF THIS SECOND OR LESSER ENTRY BAY APPEARS TO BE C.1900 OR LATER. THE BUILDING COMPLEMENTS THE ADJOINING TERRACE AT 193 PEEL STREET.
North & West Melbourne	C in City North precinct	Peel Street	193	TBD	-	107512	Ballivor	193 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS A TWO-STORY RENDERED MASONRY VICTORIAN BALCONIED TERRACE. ACCORDING TO I HERITAGE DATABASE: NOTABLE FEATURES INCLUDE THE VERANDAH DECORATION, AND VERANDAH ROOF AND STRUCTURE. THIS DWELLING ALSO HAS AN ELABORATE/HIGH STANDARD OF DECORATIVE DESIGN INCLUDING BRICKWORK TO VERANDAH, CEMENT DETAILING, AND AN ELABORATE PARAPET. THE DEEP TIMBER FRETWORK FRIEZE BELOW THE BALCONY, WHICH IS FOLLOWED BY A CAST IRON FRIEZE, IS AN UNUSUAL DETAIL. THE BUILDING COMPLEMENTS THE ADJOINING TERRACE AT 191 PEEL STREET.
North & West Melbourne	C in City North precinct	Peel Street	241	TBD	-	100953		241 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	NOS 241 AND 243 PEEL STREET ARE THE ONE BUILDING, WITH TWO DWELLINGS. THE BUILDING HAS AN UNUSUAL CRANKED CORNER FORM, WITH ENTRIES UNDER A SHARED RECESSED DOUBLE-HEIGHT ARCADED VERANDAH. ACCORDING TO CITY NORTH REVIEW THE CONSTRUCTION DATE IS C.1900. THE WINDOW SILLS ARE IN THE QUEEN ANNE STYLE. THERE IS OVERPAINTED BRICKWORK AND A MODERN BALUSTRADE AT FIRST FLOOR LEVEL, BUT THE BUILDING DEMONSTRATES AN UNUSUAL USE OF A CORNER SITE, ESPECIALLY FOR A RESIDENTIAL BUILDING. DETAILS OF NOTE INCLUDE THE TERRACOTTA CRESTING TO THE ROOF, AND THE PROMINENT HEAVILY CORNICED CHIMNEYS. THE OVERPAINTING REDUCES AN UNDERSTANDING OF THE ORIGINAL PALETTE OF MATERIALS, AND SHOULD IT BE REMOVED IT MAY ENHANCE THE APPEARANCE OF THE BUILDING.
North & West Melbourne	C in City North precinct	Peel Street	243	TBD	-	107519		243 Peel Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	SEE ABOVE COMMENTS
North & West Melbourne	C in City North precinct	Princess Street	4	TBD	-	107730		4 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	6	TBD	-	107729		6 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	1	TBD	-	107722		1 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	3	TBD	-	107723		3 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Princess Street	5	TBD	-	107724		5 Princess Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Queensberry Street	394-404	Significant	-	108019		394-404 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B				
North & West Melbourne	C in City North precinct	Queensberry Street	331	TBD	-	107882		331 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Queensberry Street	337	TBD	-	107884		335-337 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant (337) and contributory (335)	THE SIGNIFICANT GRADING APPLIES TO 337 QUEENSBERRY STREET, WHICH IS ONE OF A PAIR (TWO ADJOINING BUILDINGS) WITH 339 AND A SEPARATE RESIDENCE TO THE REAR OF 337 WHICH HAS THE ADDRESS OF 335 QUEENSBERRY STREET. NO 337 IS MORE INTACT THAN 339 IN HOW IT PRESENTS TO QUEENSBERRY STREET. ACCORDING TO I HERITAGE: THE PAIR WERE BUILT BETWEEN 1865 AND 1865, AS SHOPS AND RESIDENCES, AND BY C1875, ANOTHER BUILDING HAD BEEN ADDED TO THE REAR OF 337 (NOW 335). IT MAY HAVE BEEN FOR ASSOCIATED MANUFACTURING PURPOSES. OF DISTINCTLY EARLY FORM, THE PAIR TO QUEENSBERRY STREET CONSIST OF TWO-STORY STUCCOED BRICK BUILDINGS WITH NO STRACK AND A SHARED HIGH HIPPED ROOF WITH COMMON CHIMNEYS AND A DIVIDING PARAPET. EACH HAS AN UNUSUAL SIDE ENTRANCE TO THE STREET (HAS BEEN MODIFIED FOR 339) WHICH IT IS ASSUMED HISTORICALLY (AND MAY STILL) COMMUNICATE WITH THE SEPARATE PREMISES AT THE REAR. IMPORTANTLY, 337 QUEENSBERRY STREET HAS A SHOPFRONT WITH A FLAT PEDIMENT OVER WHICH IS BELIEVED TO BE ORIGINAL TO THE 1860S DATE. THE SIDE ENTRANCE TO THIS BUILDING ALSO HAS AN UNUSUAL BAY WINDOW CANTILEVERING OVER IT (LIKELY LATER BUT OF SOME AGE). ARCHITECTURALLY, THE PAIR HAVE AN UNCOMMON ROOF FORM SEEN MORE OFTEN IN EARLY AREAS SUCH AS PORTLAND, KILMORE AND PORT ALBERT. THE SIDE ENTRANCE BAYS ARE ALSO UNCOMMON.
North & West Melbourne	C in City North precinct	Queensberry Street	339	TBD	-	107885		339 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	THIS GRADING APPLIES TO 339 QUEENSBERRY STREET. SEE ABOVE COMMENTS FOR 337 QUEENSBERRY STREET. THIS IS LESS INTACT THAN 337, AND MUCH MODIFIED IN HOW IT PRESENTS TO QUEENSBERRY STREET, ALTHOUGH IT SHARES THE HISTORICALLY EARLY DATE OF THE ADJOINING BUILDING.

North & West Melbourne	C in City North precinct	Queensberry Street	351-359	TBD	-	107887	Sir Robert Peel Hotel	Sir Robert Peel Hotel, 351-359 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Queensberry Street	445-447	Significant	-	107902		445-447 Queensberry Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	B				
North & West Melbourne	Omitted or incorrect	Stawell Street	56	Significant	-	109152		56 Stawell Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C				
North & West Melbourne	C in City North precinct	Victoria Street	240-248	TBD	-	109842	Central Club Hotel	Central Club Hotel, 240-248 Victoria Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Reviewed	Significant	THIS IS AN HISTORIC AND STILL OPERATING HOTEL, CORNER LOCATED. IT DATES FROM AT LEAST 1887, BUT COULD BE EARLIER. IT HAS THE TYPICAL CHAMFERED CORNER ENTRANCE FORM, OVERLAIN WITH AN INTERWAR MAKEOVER. THE LATER REMODELLING INCLUDES TILING TO THE GROUND FLOOR FACADE AND MODERNE DETAILING TO THE FIRST FLOOR, INCLUDING INCISED HORIZONTAL LINES IN THE RENDERED WALLS, AND A FLUTED DETAIL TO THE PARAPET. THE REMODELLING EXTENDS ACROSS BOTH FACADES (VICTORIAN AND O'CONNELL STREETS) AND APPEARS LARGELY INTACT TO THE INTERWAR PERIOD. CITY NORTH REVIEW NOTES THE MODERNE REMODELLING AND INTACTNESS. HERITAGE DATABASE HAS A CONSTRUCTION DATE OF 1916-25, BUT THIS IS ERRONEOUS. ROOF FORM INDICATES TWO PERIODS OF CONSTRUCTION.
North & West Melbourne	Omitted or incorrect (streetscape category omitted)	Victoria Street	502-506 (also known as 2-4 Errol Street)	Significant	Significant	109789		502-506 Victoria Street, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	D				
North & West Melbourne	C in City North precinct	Villiers Street	24-34	TBD	-	109866	Lort Smith Animal Hospital	24-34 Villiers Street, NORTH MELBOURNE VIC 3051	HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	C		Reviewed	Significant	THE SIGNIFICANT GRADING APPLIES TO THE 1930S BUILDING ON THE VILLIERS STREET FRONTAGE OF THE PROPERTY. THE LORT SMITH ANIMAL HOSPITAL WAS ESTABLISHED ON THIS SITE IN THE 1930S, AND INCLUDES THE ORIGINAL INTERWAR BUILDING, LOCATED CLOSE TO THE VILLIERS STREET FRONTAGE, WHICH IS SIGNIFICANT. IT IS A RECTILINEAR TWO-STORY RENDRED BUILDING WITH A SINGLE HIPPED AND TILED ROOF. IT IS IDENTIFIED IN THE CITY NORTH REVIEW AS BEING BUILT IN 1935, AND AS A DISTINCTIVE BUILDING WITH MODERNE STYLE DETAILING, PORT-HOLE WINDOWS, HORIZONTAL GLAZING BARS AND CONCRETE HOOD. IT WAS DESIGNED BY ARCHITECT LEIGHTON IRWIN, WHO WAS A HOSPITAL DESIGN SPECIALIST. CITY NORTH REVIEW DESCRIBES THE 1930S BUILDING IN GREATER DETAIL, AND OTHER LATER CHANGES AND DEVELOPMENTS TO THE SITE, INCLUDING IN THE 1950S, 1970S AND 1980S. LORT SMITH ANIMAL HOSPITAL IS ONE OF THE LARGEST SUCH INSTITUTIONS IN THE WORLD, AND IS HISTORICALLY SIGNIFICANT.
North & West Melbourne	C in City North precinct	Villiers Street	36-38	TBD	-	109865		36-38 Villiers Street, NORTH MELBOURNE VIC 3051	HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	C		Reviewed	Contributory	
North & West Melbourne	C in City North precinct	Villiers Street	40-42	TBD	-	109864		40-42 Villiers Street, NORTH MELBOURNE VIC 3051	HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	C		Reviewed	Contributory	
North & West Melbourne	Omitted or incorrect	Youngs Lane	26	TBD	-	110271		26 Youngs Lane, NORTH MELBOURNE VIC 3051	HO3	North & West Melbourne Precinct	C		Confirmed	Contributory	
Parkville	Omitted or incorrect	Bayles Street	14	Contributory	Significant	100873		14 Bayles Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	98	Contributory	Significant	104169	Otway House	98 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	100	Contributory	Significant	104168		100 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	D				
Parkville	Omitted or incorrect	Gatehouse Street	106	Contributory	Significant	104167		106 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	108	Contributory	Significant	104166		108 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	110	Contributory	Significant	104164	Davina	110 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	112	Contributory	Significant	104163		112 Gatehouse Street, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Gatehouse Street	161-163 (Walmsley House)	Significant	Significant	107426	Royal Park	Royal Park, 52-68 Flemington Road, PARKVILLE VIC 3052	HO933;HO895 ;HO1093;HO898		Part of VHR H1946	H2337;H1747; H1585;H1946			
Parkville	Omitted or incorrect	Leonard Street	Cnr Royal Pde	Significant	-	108496	International House	197-259 Royal Parade, PARKVILLE VIC 3052	HO4	Parkville Precinct	A				
Parkville	Omitted or incorrect	Manningham Street	2A (Southgate Lodge)	Significant	Significant	107426	Royal Park	Royal Park, 52-68 Flemington Road, PARKVILLE VIC 3052	HO933;HO895 ;HO1093;HO898		Part of VHR H2337	H2337;H1747; H1585;H1946			
Parkville	Omitted or incorrect	Royal Parade	141	Contributory	Significant	108487	St Andrews House	141 Royal Parade, PARKVILLE VIC 3052	HO4	Parkville Precinct	C				
Parkville	Omitted or incorrect	Royal Parade	157	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A				

Parkville	Omitted or incorrect	Royal Parade	159	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	161	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	163	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	165	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	167	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	169	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	173	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	175	Significant	Significant	108493	Faber House	157-175 Royal Parade, PARKVILLE VIC 3052	HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	A					
Parkville	Omitted or incorrect	Royal Parade	217	Significant	-	108496	International House	197-259 Royal Parade, PARKVILLE VIC 3052	HO4	Parkville Precinct	B					
Parkville	Omitted or incorrect	The Avenue	160-162	Significant	-	626394	Cumnock House	160-162 The Avenue, PARKVILLE VIC 3052	HO4	Parkville Precinct	A					
Parkville	Omitted or incorrect	The Avenue	Park Keeper's Lodge	Significant	Significant	107426	Royal Park	Royal Park, 52-68 Flemington Road, PARKVILLE VIC 3052	HO933;HO895 ;HO1093;HO898	Part of VHR H2337	H2337;H1747; H1585;H1946					
Parkville	Omitted or incorrect	The Avenue	Railway Bridge	Contributory	-	ASSET	#N/A	#N/A	HO4	Parkville Precinct	C	#N/A				
Parkville	D in individual	The University of Melbourne	Agriculture and Forestry Building	TBD	-	104468	University of Melbourne	University of Melbourne, 156-290 Grattan Street, PARKVILLE VIC 3010	HO355;HO338 ;HO336;HO360;HO350;HO332;HO347;HO331;HO988;HO330;HO346;HO333;HO334 ;HO335;HO339;HO342;HO341;HO872;HO820;HO348;HO821;HO326;HO329;HO324 ;HO343;HO361	D	H1045;HO921;HO922;HO875;HO925;HO923;HO920;HO924;H1012;H1004;H1003;HO919;HO918;H1508	Changed	Significant	LARGE BRICK INTERWAR ACADEMIC BUILDING. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.		
Parkville	D in individual	The University of Melbourne	Richard Berry Building	TBD	-	104468	University of Melbourne	University of Melbourne, 156-290 Grattan Street, PARKVILLE VIC 3010	HO355;HO338 ;HO336;HO360;HO350;HO332;HO347;HO331;HO988;HO330;HO346;HO333;HO334 ;HO335;HO339;HO342;HO341;HO872;HO820;HO348;HO821;HO326;HO329;HO324 ;HO343;HO361	D	H1045;HO921;HO922;HO875;HO925;HO923;HO920;HO924;H1012;H1004;H1003;HO919;HO918;H1508	Changed	Significant	LARGE BRICK INTERWAR ACADEMIC BUILDING. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.		
South Yarra	Omitted or incorrect	Bromby Street	39-45	Significant	-	101282	St Thomas Aquinas Church	39-45 Bromby Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B					
South Yarra	D in individual	Clowes Street	54	TBD	-	110918		52-54 Clowes Street, SOUTH YARRA VIC 3141	HO409	54 Clowes Street, 5th Yarra	D		Downgraded	Not significant or contributory	INTERWAR. BUILDING HAS BEEN DEMOLISHED AND REPLACED WITH TWO MODERN DWELLINGS. RECOMMEND REMOVE HO409.	
South Yarra	D in individual	Clowes Street	31	TBD	-	102018		31-33 Clowes Street, SOUTH YARRA VIC 3141	HO406	31 Clowes Street, 5th Yarra	D		Downgraded	Not significant or contributory	INTERWAR RESIDENCE HAS BEEN ADAPTED TO FLATS AND STRIPPED OF ORIGINAL EXTERNAL DETAIL. HAS BEEN SUBJECT TO SUCCESSIVE PHASES OF EXTERNAL CHANGE. RECOMMEND REMOVE HO406. THE PROPERTY SHOULD REMAIN IN HO6 AS NON-CONTRIBUTORY.	
South Yarra	Omitted or incorrect	Commercial Road	24-88 (Fawkner Park)	Significant	Significant (applies to Substation)	103756	Fawkner Park	Fawkner Park, 24-88 Commercial Road, SOUTH YARRA VIC 3141	HO1233; HO6	VHR H2361	H2361					
South Yarra	Omitted or incorrect	Domain Road	127-129	Contributory	-	102497		127-129 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					

South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	106	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B						
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	110	Contributory	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D						
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	114	TBD	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C		Changed	Significant	THIS GRADING APPLIES TO 114 DOMAIN STREET. IT IS A SUBSTANTIAL DOUBLE FRONTED TWO STOREY FREESTANDING VICTORIAN DWELLING OF ELABORATE POLYCHROMATE BRICKWORK WITH RENDER EMBELLISHMENT. VERY SIMILAR TO 106 DOMAIN STREET TO THE SOUTH, WHICH IS GRADED SIGNIFICANT. ACCORDING TO I HERITAGE DATABASE. NOTABLE FEATURES INCLUDE THE FENCE, UNPAINTED DECORATIVE BRICKWORK AND AN ELABORATE / HIGH STANDARD DESIGN OF CEMENT RENDERED SURFACES. THIS EXAMPLE IS LARGER THAN THE TYPICAL EXAMPLES OF THIS TYPE AND IS INCREASED IN SIGNIFICANCE BY THE MATCHING RESIDENCE AT 106 AND THE ADJOINING SIMILAR RESIDENCE AT 110.		
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	118	Contributory	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D						
South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	124	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B						
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	132	TBD	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C		Confirmed	Contributory			
South Yarra	Omitted or incorrect (streetscape category omitted)	Domain Street	136	TBD	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C		Confirmed	Contributory			
South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	142	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	B						
South Yarra	Omitted or incorrect (streetscape category omitted and building category incorrect)	Domain Street	148	Significant	Significant	102492	Melbourne Grammar School	Melbourne Grammar School, 101-117 Domain Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A						
South Yarra	Omitted or incorrect	Domain Street	79 (Myer Music Schools - MGS)	TBD	-	101276		1-7 Bromby Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C		Changed	Significant	THIS IS THE MYER MUSIC SCHOOL BUILDING AT 79 DOMAIN STREET, SOUTH YARRA, WHICH WAS CONSTRUCTED IN 1960-61, AND DESIGNED BY NOTED ARCHITECTS WICKKIDGE, STAHEE & MITCHELL. IT WAS PHOTOGRAPHED BY PETER WILLE. SEE SLV COLLECTION. TWO-STOREY BRICK BUILDING ADOPTS A PAVILION FORM, WITH A CORBUSIAN DERIVED SKILLION ROOF RAISED ON EXPRESSED STEEL COLUMNS. STREET FACADE IS OPEN AT GROUND LEVEL PROVIDING A GATED ENTRY WITH INFILL PANELS OF BRICKWORK. GLAZING TO EAVES LEVEL. THE ARRANGEMENT IS ENHANCED BY A FORMAL GARDEN TREATMENT PARTLY ALTERED WHICH INCORPORATES A WALL OF HIT-AND-MISS BRICKWORK. THE DESIGN INCORPORATES A WALLED PRIVATE GARDEN ON THE NORTH SIDE.		
South Yarra	Omitted or incorrect (streetscape grading omitted)	Hope Street (Fawkner Club Hotel, also known as 52-56 Toorak Road West)	2-14	Contributory	Significant	109532	Fawkner Club Hotel	2-14 Hope Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C						
South Yarra	Omitted or incorrect	Millswyn Street	Maples Wall (also known as Rear, 44 St Martins Lane)	Contributory	-	106648	Millswyn Place	112-118 Millswyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D						
South Yarra	Omitted or incorrect	Millswyn Street	Unit 4, rear 114	Contributory	-	106648	Millswyn Place	112-118 Millswyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D						

South Yarra	Omitted or incorrect	Millslyn Street	Maples Shed,	Contributory	-	106648	Millslyn Place	112-118 Millslyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect	Millslyn Street	Maples Store	Contributory	-	106648	Millslyn Place	112-118 Millslyn Street, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	Omitted or incorrect	Punt Road	437	TBD	-	107777		431-439 Punt Road SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	C		Changed (church) Downgraded (weatherboard dwelling to rear of church)	Significant (church) Non-contributory (weatherboard dwelling to rear of church)		THE CHURCH BUILDING AT THE FRONT, OR EAST SIDE OF THIS PROPERTY AS PRESENTS TO PUNT ROAD, IS SIGNIFICANT. IT WAS CONSTRUCTED IN 1864 OF BILDESTONE, WITH CEMENT DRESSING, TO A DESIGN BY NOTED ARCHITECTS CROUCH AND WILSON. THE FACADE INCLUDES TWIN TURRETS, WHERE THE SPIRES ARE NO LONGER IN EVIDENCE, WITH A CENTRAL FOUR-LIGHT WINDOW AND OPEN-WORK GABLED PARAPET. IT HISTORICALLY HOUSED A GEORGE FINCHAM ORGAN, WHICH HAS BEEN REMOVED. THE CHURCH HAS BEEN ADAPTED TO RESIDENTIAL APARTMENTS, BUT STILL PRESENTS WITH ITS LARGELY ORIGINAL CHARACTER AND DETAILING TO PUNT ROAD. THE WEATHERBOARD RESIDENCE TO THE REAR HAS BEEN DEMOLISHED, HENCE ITS NON-CONTRIBUTORY GRADING.
South Yarra	Omitted or incorrect	Punt Road	451	TBD	-	107778		1-19 Park Lane SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A		Downgraded	Non-contributory		THIS GRADING APPLIES TO THE MODERN NEWS STYLE TOWNHOUSE DEVELOPMENT WHICH IS LOCATED AT 1-19 PARK LANE. THIS ALSO APPEARS TO BE THE SITE OF 451 PUNT ROAD. THERE IS NO HISTORIC CHURCH BUILDING ON THIS SITE.
South Yarra	Omitted or incorrect	Punt Road	485-489	Contributory	-	107784		485-489 Punt Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	D					
South Yarra	D in individual	Punt Road	783	TBD	-	107820	Balmoral	773-783 Punt Road, SOUTH YARRA VIC 3141	HO412	783 Punt Road, Sth Yarra	D		Confirmed	Contributory		LATE VICTORIAN FREE-STANDING VILLA. HAS BEEN MODIFIED TO ITS FACADE/FRONTAGE AND IS NOT DESERVING OF AN INDIVIDUAL HO. RECOMMENDED AS CONTRIBUTORY TO HO412, TO BE REVIEWED AND/OR CONFIRMED IN THE FORTHCOMING SOUTH YARRA HERITAGE REVIEW.
South Yarra	Omitted or incorrect	Toorak Road	2W-8W (Synagogue)	Significant	-	109540	Synagogue	2W-8W Toorak Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A					
South Yarra	Omitted or incorrect	Toorak Road	Christ Church Vicarage	Significant	Significant	107812		663-681 Punt Road, SOUTH YARRA VIC 3141	HO6	South Yarra Precinct	A					
South Yarra	D in individual	Walsh Street	310	TBD	-	109904		310-316 Walsh Street, SOUTH YARRA VIC 3141	HO454	310 Walsh Street, Sth Yarra	D		Changed	Significant		GEORGIAN REVIVAL BLOCK OF FLATS, 1930S. RETAIN AS INDIVIDUAL HO AND PREPARE CITATION.
South Yarra	D in individual	Walsh Street	322	TBD	-	109901	The Ivel	322 Walsh Street, SOUTH YARRA VIC 3141	HO457	322 Walsh Street, Sth Yarra	D		Confirmed	Contributory		1918 BUNGALOW STYLE FLAT BLOCK, ATTRIBUTED TO HOWARD LAWSON, HAS BEEN MODIFIED AND IS NOT SIGNIFICANT. RECOMMEND AS A CONTRIBUTORY PROPERTY IN AN EXTENDED HO6, AND RECOMMEND REMOVE HO457.
South Yarra	D in individual	Walsh Street	281	TBD	-	100426	Melbourne Girls Grammar School	62-108 Anderson Street, SOUTH YARRA VIC 3141	HO851;HO435 ;HO852; HO6		D		Confirmed	Contributory		1923 BRICK HOUSE. PART OF MELBOURNE GIRLS GRAMMAR. THIS BUILDING IS NOT SIGNIFICANT AND IS RECOMMENDED AS A CONTRIBUTORY PROPERTY IN AN EXTENDED HO6. RECOMMEND REMOVE HO435. THE INCORPORATED PLAN AS RELATES TO THE SCHOOL SHOULD BE IDENTIFIED IN THE SCHEDULE TO THE HO.
South Yarra	D in individual	Walsh Street	281 (adjacent)	TBD	-	100426	Melbourne Girls Grammar School	62-108 Anderson Street, SOUTH YARRA VIC 3141	HO851;HO435 ;HO852; HO6		D		Downgraded	Not significant or contributory		THIS BUILDING HAS BEEN DEMOLISHED, IN C.2009. RECOMMEND REMOVE HO851.
South Yarra	D in individual	Walsh Street	285	TBD	-	100426	Melbourne Girls Grammar School	62-108 Anderson Street, SOUTH YARRA VIC 3141	HO851;HO435 ;HO852; HO6		D		Changed	Significant		1935 MODERNIST HOUSE. THIS BUILDING IS SIGNIFICANT, BUT RATHER THAN RETAIN AS AN INDIVIDUAL HO, IT IS RECOMMENDED TO BE INCLUDED AS A SIGNIFICANT PROPERTY IN AN EXTENDED HO6. A STATEMENT OF SIGNIFICANCE HAS BEEN PREPARED. RECOMMEND REMOVE HO852. THE INCORPORATED PLAN AS RELATES TO THE SCHOOL SHOULD BE IDENTIFIED IN THE SCHEDULE TO THE HO.
South Yarra	D in individual	Walsh Street	291	TBD	-	109894		289-291 Walsh Street, SOUTH YARRA VIC 3141	HO437	291 Walsh Street, Sth Yarra	D		Confirmed	Contributory		1923 BRICK HOUSE. THIS BUILDING IS NOT SIGNIFICANT, AND IS RECOMMENDED AS A CONTRIBUTORY PROPERTY IN AN EXTENDED HO6. RECOMMEND REMOVE HO437. THE INCORPORATED PLAN AS RELATES TO THE SCHOOL SHOULD BE IDENTIFIED IN THE SCHEDULE TO THE HO.
Southbank	D in individual	City Road	157-165	TBD	-	110366	The Summit Concierge Apartments	The Summit Concierge Apartments, 157-165 City Road, SOUTH BANK VIC 3006	HO367; HO1214		D		Downgraded	Not significant or contributory		THIS BUILDING HAS BEEN DEMOLISHED, MODERN RESIDENTIAL TOWER IN THIS LOCATION. RECOMMEND REMOVE HO367.

ATTACHMENT B STATEMENTS OF SIGNIFICANCE

SITE NAME 2 Bayswater Road, Kensington

STREET ADDRESS 2 Bayswater Road, Kensington

PROPERTY ID 100945



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO205)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: R Cason

DEVELOPMENT PERIOD: Federation/Edwardian Period (1902-c. 1918)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1909-10

SITE HISTORY

The subject residence was constructed in c. 1909-10, replacing an earlier three-room timber cottage that dated from the c. mid-1880s (CoM, notice of intent, no. 1639, 26 October 1909; Allom Lovell & Associates, 1999).

Bayswater Road, Kensington, near Epsom Road, had developed with a number of residences by the mid-1880s (*Sands & McDougall*, 1880). In the early twentieth century the subject property was owned by Thomas Robb, with the earlier cottage valued at £12 (Allom Lovell & Associates, 1999). In 1909, a notice of intent to build was lodged with the City of Melbourne for a four-room weatherboard house at a property in Bayswater Road owned by Agnes Robb, presumably a relation of Thomas Robb. The builder was listed as R Cason of Moonee Ponds (CoM, notice of intent, no. 1639, 26 October 1909). The house was completed by 1910 and described in the rate books as a wood house of four rooms, valued at £20 (CoM, rate books, Hopetoun Ward, 1910, rate no. 2546, PROV). By 1913, the property at 2 Bayswater Road was owned and occupied by Frederick Porter (CoM, rate books, Hopetoun Ward, 1913, rate no. 3415, PROV). Porter remained at the house until the 1940s (Allom Lovell & Associates, 1999).

SITE DESCRIPTION

The building at 2 Bayswater Road, Kensington is an asymmetrical single-storey weatherboard villa. It is L-shaped in plan, with a gable-ended bay projecting to the street; the gable finished in roughcast render with diagonal timber strapping. The roof is hipped and clad in corrugated galvanised steel with small gablets to its eastern and western ends. The dwelling is notable for its verandah which retains turned timber posts and a timber fretwork frieze. The verandah is located under the main roof. Windows are generally timber-framed double-hung sash arrangements. The tripartite window arrangement to the gable-ended bay dates from the interwar period and retains early, albeit not original, Art Deco leadlighting. The timber picket fence is not original.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The suburb is mainly residential, with commercial/retail premises concentrated on Macaulay Road and Bellair Street. Houses from the late nineteenth and early twentieth centuries, such as the subject property, are typical of the built form of Kensington in this period, including rows of terrace houses, semi-detached pairs, detached weatherboard villas, and some more substantial residences.

Asymmetrical weatherboard villas, such as the subject residence, are a common building type, and demonstrative of the extent of residential development in the suburb in the 1900s and 1910s. By the end of the first decade of the twentieth century, buildings of this type had become favoured by builders and purchasers; and had become reasonably ubiquitous in the inner suburbs of Melbourne, including Kensington.

Other examples of Federation-era asymmetrical weatherboard dwellings in Kensington include:

- Charles Hill House, 58 Barnett Street, Kensington (HO1163, Significant, Figure 1): Edwardian-era weatherboard villa on prominent corner site. Significant as an example of the more substantial residential development in Kensington, and as a key building in a locally significant streetscape.
- Residence, 56 McCracken Street, Kensington (HO9, Significant in precinct, Figure 2): A substantial weatherboard corner Edwardian residence, with the typical diagonal planning of Edwardian design. Details throughout are rich and varied, and include fretwork to the verandah, porthole window, bracketed eaves, shingles to the gable tops, bargeboards, and coloured glass sections to window. The gable end to McCracken Street is distinguished by a box bay window with 'waisted' hood above.

- Residence, 90-92 Bayswater Road, Kensington (HO211, Significant, Figure 3): Single-storey, asymmetrical Edwardian villa with a gable-ended bay, clad in block-fronted weatherboards with decorative barge boards to the gable. Significant as a representative example of a Federation-era villa.

The subject dwelling is a largely externally intact example of this type of Federation-era villa in Kensington. While more simply detailed than the above examples, it nevertheless incorporates typical features such as the asymmetrical form and massing, with the projecting gable-ended bay; the verandah under the main roof, with its turned timber posts and timber fretwork frieze; and other original details including the roughcast render, timber fretwork and timber strapping to the gable. The later interwar window differs to the comparative examples but does not diminish the heritage value of the subject dwelling.



Figure 1 Charles Hill House, 58 Barnett Street, Kensington (HO1163)

Source: Kensington Heritage Review Statements of Significance, Graeme Butler, March 2018



Figure 2 Residence, 56 McCracken Street, Kensington (HO9)

Source: Google Street View



Figure 3 Residence, 90-92 Bayswater Road, Kensington (HO211)

Source: Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

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

RECOMMENDATIONS

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

Extent of Overlay

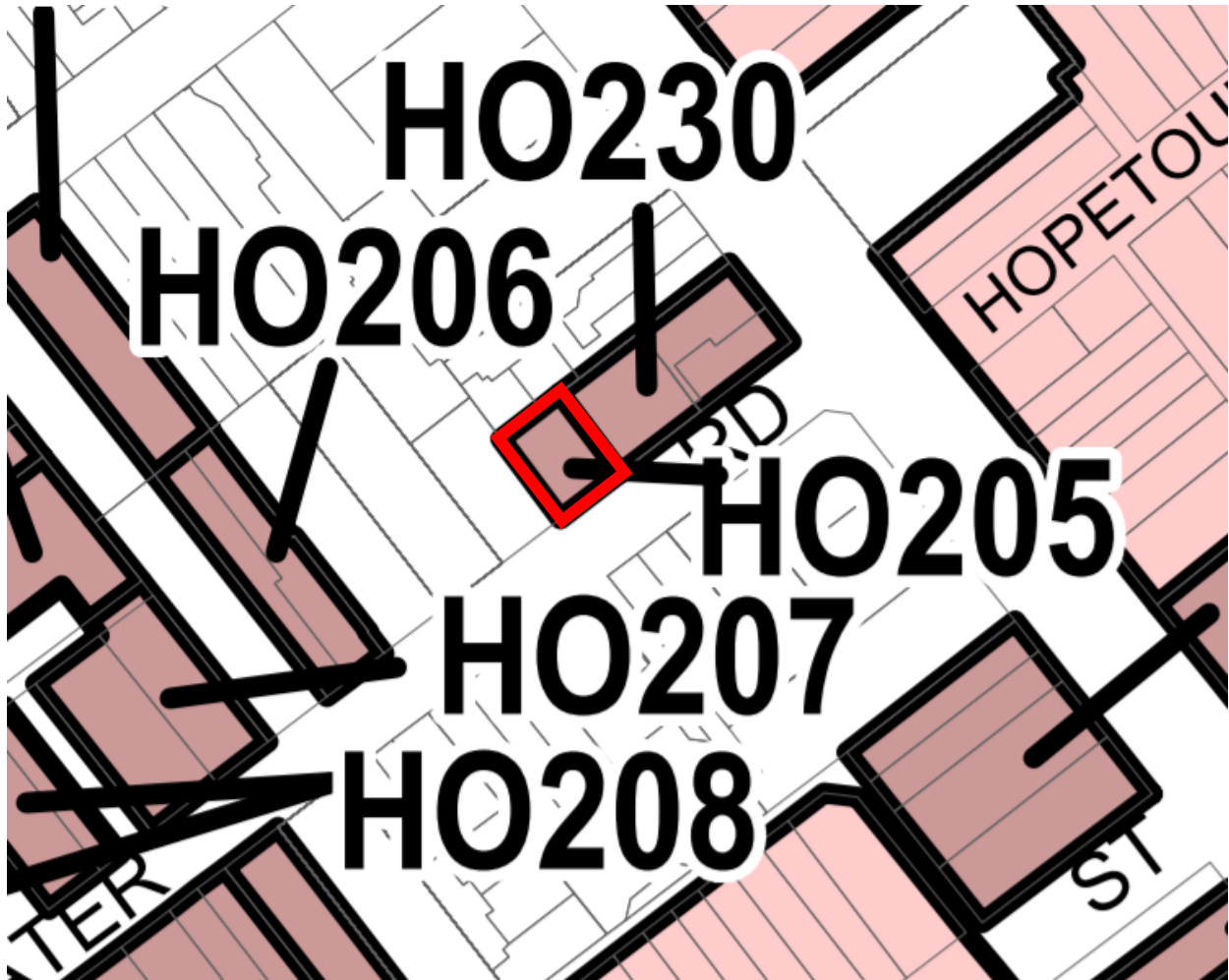


Figure 4 Detail of 4HO map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Form, 2 Bayswater Road, Kensington

City of Melbourne, Notice of intent to build, no. 1639, 26 October 1909, via Miles Lewis Australian Architectural Index, record no. 82220, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 8 December 2020.

City of Melbourne, rate books, Volume 46: 1910, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 49: 1913, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME	2 Bayswater Road, Kensington
STREET ADDRESS	2 Bayswater Road, Kensington



What is significant?

The dwelling at 2 Bayswater Road, Kensington, which was constructed in c. 1911-12, and is a single-storey weatherboard Federation-era villa.

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

- The exterior of the dwelling as it presents to the street, including the asymmetrical form and massing, hipped and gabled roof form, projecting gable-ended bay and adjoining verandah.
- Original Federation-era materials and details including weatherboard cladding, roughcast render and timber strapping.
- Leadlight window.

Later elements including the timber picket fence are not significant.

How it is significant?

The dwelling at 2 Bayswater Road, Kensington, is of local representative significance to the City of Melbourne.

Why it is significant?

The c. 1911-12 dwelling at 2 Bayswater Road, Kensington is a representative example of a Federation-era villa, as was erected in the suburb in this period, and is largely externally intact. It has an asymmetrical form and massing, given emphasis by a gable-ended bay which projects to the street. The gable is finished in typical materials such as roughcast render and diagonal timber strapping, with a later but finely detailed tripartite leadlight window in the projecting bay. The verandah, again typically located under the main roof, is distinguished by its turned timber posts and timber fretwork frieze.

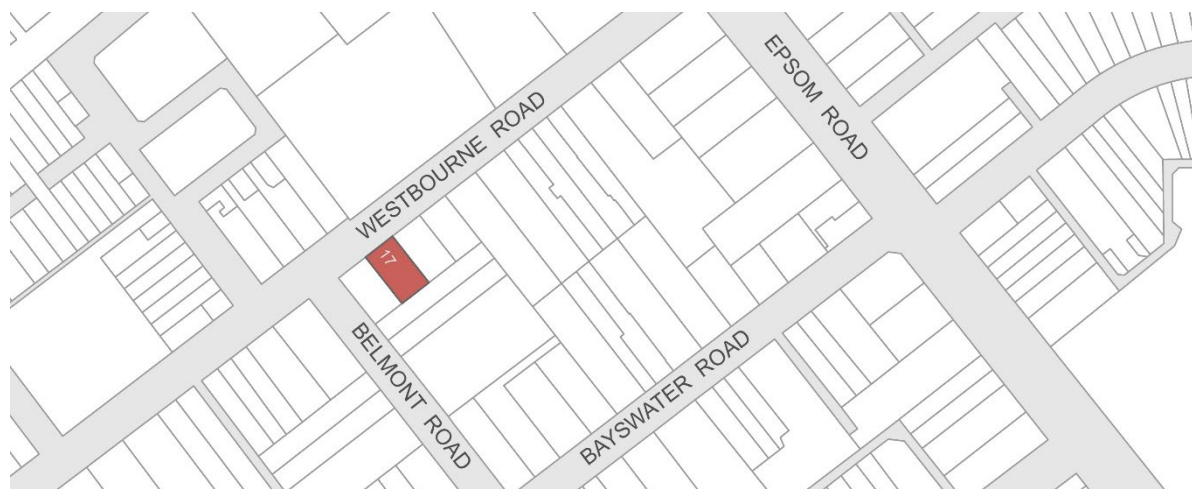
Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME 17 Westbourne Road, Kensington

STREET ADDRESS 17 Westbourne Road, Kensington

PROPERTY ID 110033



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO266)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: Not known

DEVELOPMENT PERIOD: Victorian Period (1851 – 1901)

DATE OF CREATION / MAJOR CONSTRUCTION: Pre-1882

SITE HISTORY

The exact construction date of the dwelling at 17 Westbourne Road, Kensington, is not known, although it is understood to predate 1882 (Allom Lovell & Associates, 1999).

In 1872, 54 building allotments on Kensington hill, which incorporated Westbourne, Belmont and Bayswater roads were auctioned (*The Argus*, 1 August 1872: 2). Newspaper advertisements indicate that some early development of timber cottages had taken place by the late 1870s and into the early 1880s, in some cases related to the area's proximity to Flemington Racecourse (*The Argus*, 27 July 1878: 3, 23 April 1880: 2; *Age*, 12 March 1879: 4). As noted, the exact construction date of the subject building is not known, and due to a lack of street addressing in this period, the *Sands & McDougall* directory is also inconclusive on the building's early history. The municipal rate books of 1882-3 record T L Robb as the owner of a four-room wooden house with a Net Annual Value of £18 and a population of four. The house was occupied by William Travers (later spelt Travis), a butcher. The house was owned by Robb, who also owned the shop at 43 Epsom Road (HO230), at the corner of Bayswater Road and a short walk from the subject dwelling, which was built in c.1879 (Allom Lovell & Associates, 1999: 43 Epsom Road, Kensington); and a number of other cottages and houses in this part of Kensington, until at least 1887. Travis remained as tenant of the subject dwelling until 1893 (Allom Lovell & Associates, 1999).

SITE DESCRIPTION

The dwelling at 17 Westbourne Road, Kensington, is a single-storey double fronted weatherboard Victorian villa with a corrugated galvanized steel transverse gabled-ended roof to the front part of the dwelling, and a large, hipped roof behind. The chimney is of brick and is likely to be an original element. Symmetrically composed, timber-framed double-hung sash windows flank the central entrance door, which is accessed via centrally located timber steps to a timber-floored verandah. The latter extends across the façade, has a skillion roof form, and incorporates timber posts with brackets to a timber frieze recalling simple verandah designs of the Edwardian period. Accordingly, it presents as a relatively recent replacement of an earlier structure. The timber picket front fence is also likely of twentieth century origin.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The suburb is mainly residential, with commercial/retail premises concentrated on Macaulay Road and Bellair Street. Houses from the late nineteenth and early twentieth centuries are typical of the built form of Kensington in this period, and include rows of terrace houses, semi-detached pairs, and streetscapes of modest weatherboard cottages.

Pre-1882 buildings in Kensington are relatively uncommon, and the remaining examples (graded significant and contributory) demonstrate the earliest development in the suburb prior to the peak of development in the 1880s-1910s. A small number are extant in streets including Gower Street, Bayswater Street and the early thoroughfares of Macaulay and Epsom roads. Examples of generally comparable early buildings in the suburb include:

- 43 Epsom Road, Kensington (HO9, Significant in precinct, Figure 1): Single storey weatherboard corner shop of c. 1879, owned by T L Robb. It is significant as an important remnant of the earliest phase of development in this part of Kensington, and as a relatively rare Victorian building to the west of Epsom Road.
- 489-493 Macaulay Road, Kensington (HO9, Significant in precinct, Figure 2): Early Victorian two-storey commercial building, possibly a former bank, prominently located at the corner of Macaulay Road and

Gower Street. A substantial building, with an angled plan including a splayed corner entrance bay, reflecting the sharp street corner junction.

- 33 Bayswater Road, Kensington (HO9, Contributory, Figure 3): Constructed in c. 1883, this single-storey double fronted weatherboard cottage is representative of the modest type of housing in Kensington in the 1880s, despite having undergone some alterations, including to windows and replaced verandah and weatherboards.

The examples above demonstrate that there is no typical 'type' or style of building dating from this early phase of development in Kensington. The example early buildings, however, demonstrate the historical development of the suburb, with commercial premises and residences being important components of the emerging locality. The two-storey building at 489-493 Macaulay Road is unusual in this context, but its more substantial form and brick materiality reflects its likely original use as a bank. Both the shop at 43 Epsom Road, constructed for T L Robb who also owned the subject residence, and the cottage at 33 Bayswater Road are simple weatherboard gable roofed structures, of modest size and limited detailing. The subject residence is similar in style and form to these two buildings, albeit most closely to 33 Bayswater Road which is almost identical. However, the latter building has undergone more extensive change and as such, the subject residence is a more intact example.



Figure 1 Shop, 43 Epsom Road (HO9)
Source: City of Melbourne, via Hermes



Figure 2 489-493 Macaulay Road (HO9)
Source: City of Melbourne, via Hermes



Figure 3 33 Bayswater Road (HO9)
Source: City of Melbourne, via Hermes

Figure 4
Source:

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

RECOMMENDATIONS

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

Extent of Overlay

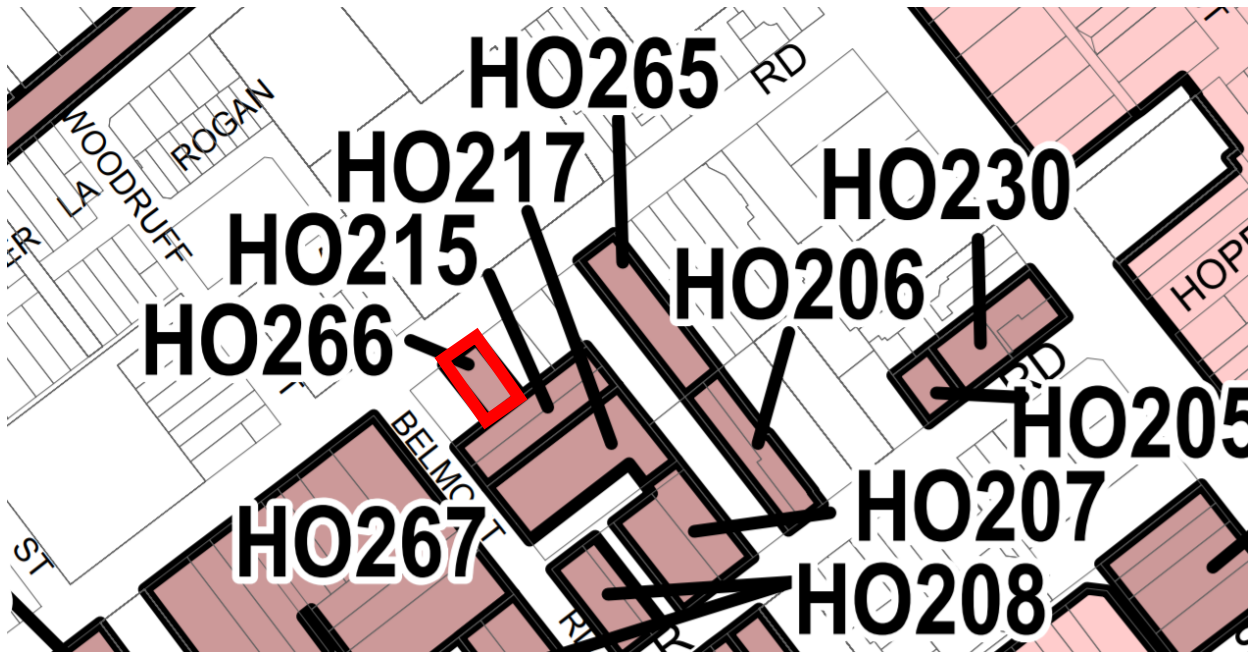


Figure 5 Detail of 4HO map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

The Age, as cited

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999

- 43 Epsom Road, Kensington
- 17 Westbourne Road, Kensington, Building Information Form

The Argus, as cited

Sands & McDougall, Melbourne directory

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

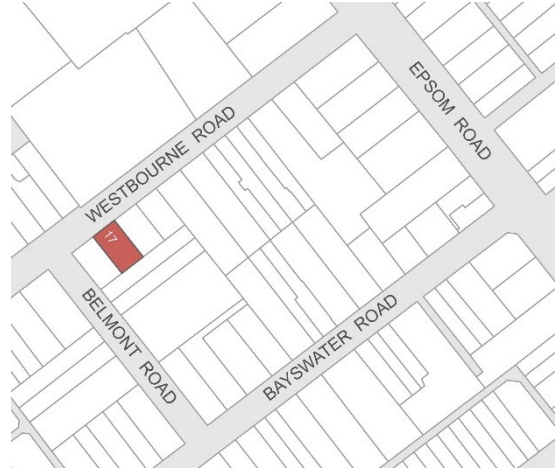
City of Melbourne Heritage Review

Allom Lovell and Associates, 1999

STATEMENT OF SIGNIFICANCE

SITE NAME 17 Westbourne Road, Kensington

STREET ADDRESS 17 Westbourne Road, Kensington



What is significant?

The Victorian dwelling at 17 Westbourne Road, Kensington, which was constructed in the pre-1882 period, and is a single-storey weatherboard house.

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

- The exterior of the dwelling as it presents to the street, including the simple symmetrical form and massing; limited detailing; and transverse gabled-ended roof to the front part of the dwelling.
- Surviving original Victorian-era fabric.

Later elements including the verandah posts and frieze, and timber picket front fence, are not significant.

How it is significant?

The Victorian dwelling at 17 Westbourne Road, Kensington is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 17 Westbourne Road, Kensington, is of historical significance. While the exact construction date is not known, the documentary evidence (such as municipal rate books) refers to the dwelling in 1882-3, when T L Robb was the owner. This places the house as a comparatively early dwelling in Kensington, and in this area of Westbourne Road where allotments were sold from the 1870s. The modest Victorian form and simple detailing of the dwelling reinforces the early date. Moreover, Robb was an owner of several other properties in this part of Kensington, including the historic corner shop at 43 Epsom Road which is also timber and of modest form and detailing. The significance of the subject dwelling is enhanced by its connection with other early and related buildings in this area of Kensington, which together help demonstrate aspects of local nineteenth century development.

The dwelling at 17 Westbourne Road, Kensington, is also of representative heritage value, as a modest Victorian house which demonstrates its relatively early date through its simple symmetrical form and massing; limited detailing; and transverse gabled-ended roof to the front part of the dwelling. While the verandah is later, the overall

Victorian character is largely retained. The elevated entrance also enhances the presentation of the dwelling to the street.

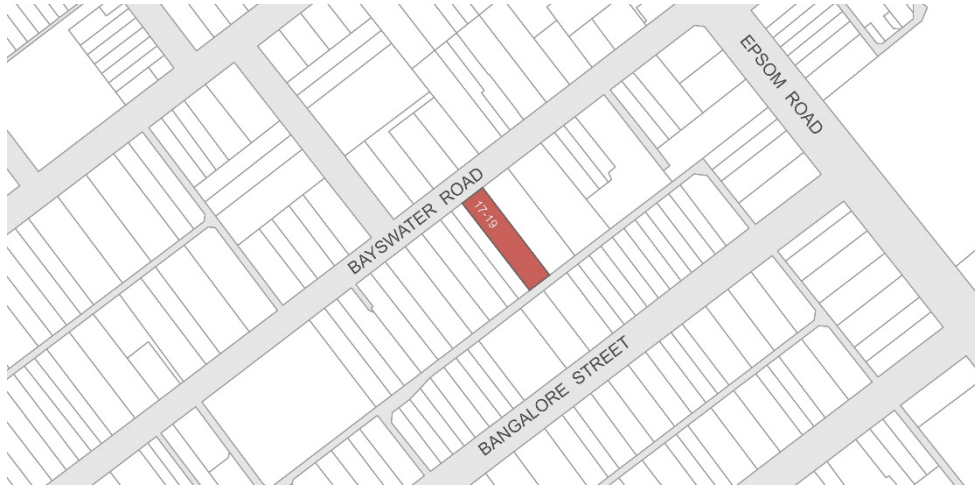
Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME 17-19 Bayswater Road, Kensington

STREET ADDRESS 17-19 Bayswater Road, Kensington

PROPERTY ID 100883



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO198)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: Not known

DEVELOPMENT PERIOD: Interwar Period (c.1919- c.1940)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1924-25

SITE HISTORY

The house at 17 Bayswater Road, Kensington, was constructed in c. 1924-25. A building application was made to the City of Melbourne to construct the house on 4 February 1924. The value of the proposed house was £829 (CoM, Building Application Index, 17-19 Bayswater Road). The 1924 municipal rate books list the property as vacant land owned by Albert McLaughlin (CoM, rate books, 1924, Hopetoun ward, rate no. 3620). The following year, McLaughlin's residence was completed, and described in the rate books as a four roomed house, with an average annual value of £50 (CoM, rate books, 1925, Hopetoun ward, rate no. 3620). According to the *Sands & McDougall* directories, McLaughlin resided in the house for over 45 years (Allom Lovell & Associates, 1999).

SITE DESCRIPTION

The house at 17 Bayswater Road, Kensington is a single-storey brick bungalow. While it dates to the early 1920s, it displays some late Federation period elements in its design and form, including its red brick expression, hipped roof clad in unglazed Marseilles-pattern terracotta tiles, and roughcast rendered gables with timber strapping. The house presents a broad gable end to the street clad in roughcast render with simple timber strapping. Ridges are embellished with terracotta finials while side pitches terminate at red brick parapets with concealed gutters and corbelled brick end details. The house is elevated above a deep front garden. Concrete steps from the garden rise to a brick portico located centrally on the front façade. This element reiterates motifs present on the broader building with a terracotta-clad roof terminating at a roughcast gable and raised on turned timber posts rising from a red brick balustrade. The undersides of the portico's broad eaves are clad in timber lining boards while the ceiling is of timber-strapped lightweight sheet. The portico is flanked by canted bay windows, each in a tripartite configuration with broad overhanging awnings in unglazed terracotta tiles.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The main period of development in the suburb was between the 1880s and 1910s, with limited construction taking place in the 1870s and the interwar period. This is reflected in the built fabric of the locality, which is predominantly Victorian and Edwardian-era residential buildings. Interwar buildings in Kensington, such as the subject property, tended to be infill of the few remaining vacant blocks that had not previously been developed. As such, interwar residences are sporadically positioned within Victorian and Edwardian streetscapes, again as per the subject property, and often also at the perimeter of the suburb. Contributory interwar houses are located in precincts in streets including Eastwood Street, Parsons Street and Rankins Road.

Interwar residences in Kensington, such as the subject dwelling, are generally of brick construction, however given the relatively small number of buildings from this period, there is no dominant style or form, although the bungalow form tended to be relatively common. While some of these houses represent more contemporary trends, such as the attic bungalow residence at 165 Rankins Road (cited below) other interwar residences in the suburb drew on earlier stylistic cues, including Federation forms with projecting wings.

While there a number of contributory graded interwar residences in Kensington, only a small number of interwar houses in Kensington have been identified as being significant. These include:

- Residence, 83 Bayswater Road, Kensington (HO204, Significant, Figure 1): A single storey, simply detailed red brick interwar bungalow of 1921-22. It adopts an L shaped plan with a projecting gabled bay and adjoining wide verandah to the front. It is significant as a representative example of a local interwar

brick bungalow, the original part of which is largely externally intact, with a handsome presentation to the street.

- Alfred White's house, 165 Rankins Road, Kensington (HO1164, Significant, Figure 2): A two storey, symmetrical Arts & Crafts bungalow of c. 1925, and an unusual style for the area. This is a prominent building in the streetscape, featuring a central two storeyed projecting porch with surmounting balcony, and rough cast stucco with clinker brick detailing.
- 35-45 Derby Street, Kensington (HO9, Significant in precinct, part shown at Figure 3): This is a row of six modest interwar single-storey semi-detached dwellings, in free-standing pairs. They are unusual in the Kensington context, and gain significance from being a largely intact group. Features of note include the pairs at either end which have rendered gabled facades with return side walls leading through arches to side entrance bays, set in contrasting face brick gables. The central pair has arched entries to the front gables.
- Waddington's Houses, 4 and 6 Parsons Street, Kensington (HO1167, Significant in precinct, Figure 4): A later (1935-6) interwar pair of Spanish Mission style bungalows. Detailing includes twisted columns to the portico, a canted bay window and expressed brickwork detailing to rendered facades.

The subject dwelling is a largely externally intact interwar brick bungalow, with modest detailing, a broad gable and some Federation-era elements. It broadly compares with other single-storey free-standing examples of the early 1920s such as the bungalow at 83 Bayswater Road. While it is less substantial than the residence at 165 Rankins Road, which is unusual in the Kensington context, and less detailed than the later Parsons Road pair, the subject dwelling helps to demonstrate the diversity of interwar dwellings in the area, the fact of there not being a dominant or typical style for these residences in Kensington, and the use (in the earlier interwar examples) of previous stylistic cues, including Federation-era forms.



Figure 1 Residence, 83 Bayswater Road, Kensington (HO204)

Source: Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021



Figure 2 Alfred White's house, 165 Rankins Road, Kensington (HO1164)

Source: Kensington Heritage Review, Graeme Butler, 2013



Figure 3 Semi-detached pair, 43 and 45 Derby Street, Kensington (HO9)

Source: Lovell Chen



Figure 4 Waddington's houses, 6 Parsons Street, Kensington (HO1167)

Source: Kensington Heritage Review, Graeme Butler, 2013

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

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

RECOMMENDATIONS

Recommended for retention in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place, and that mapping be amended to reflect the title boundaries.

Extent of Overlay

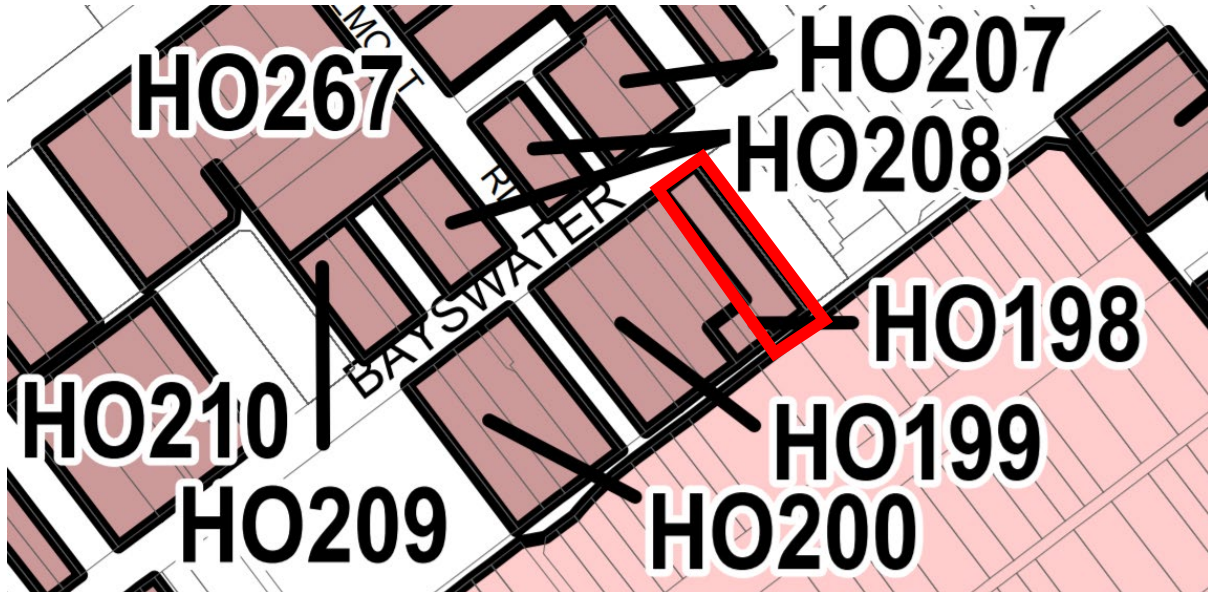


Figure 5 Detail of 4HO map with the subject site indicated to show title boundaries

(Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Form, 17-19 Bayswater Road, Kensington

City of Melbourne, Building Application Index, Public Record Office Victoria, via www.ancestry.com.au, accessed 9 December 2020.

City of Melbourne, rate books, Volume 60: 1924, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 61: 1925, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

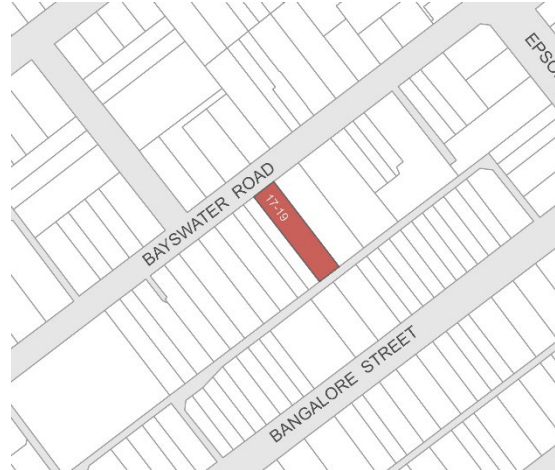
City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME 17-19 Bayswater Road, Kensington

STREET ADDRESS 17-19 Bayswater Road, Kensington



What is significant?

The c. 1924-5 single-storey brick bungalow at 17-19 Bayswater Road, Kensington.

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

- The exterior of the dwelling as it presents to the street, including the single-storey bungalow form, hipped roof with broad gable end, and elevated and gabled central portico.
- Original materials and details including red brick, Marseilles-pattern terracotta tiles and terracotta finials, roughcast render, timber strapping and turned timber posts.

How it is significant?

The dwelling at 17-19 Bayswater Road, Kensington, is of local representative significance to the City of Melbourne.

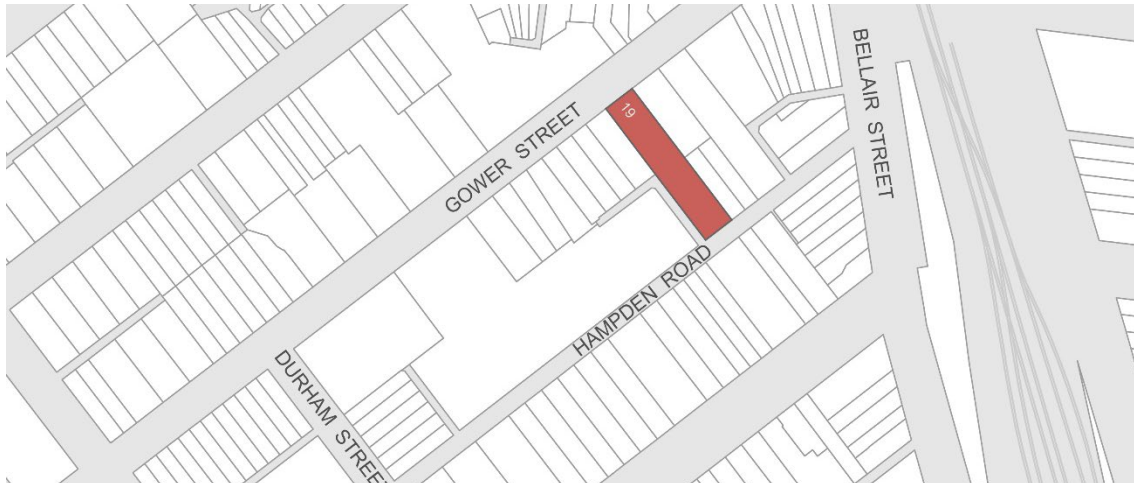
Why it is significant?

The dwelling at 17-19 Bayswater Road, Kensington, is a representative example of an early 1920s bungalow, albeit one which displays some late Federation elements in its design and form. These include the red brick expression, hipped roof clad in unglazed Marseilles-pattern terracotta tiles with roof ridges embellished with terracotta finials, and roughcast rendered gables with timber strapping. The house is also distinguished by its high level of external intactness and its elevated presentation, with steps rising to a centrally located brick portico. The latter reiterates motifs present on the broader building, including the terracotta-clad roof with roughcast timber-strapped gable. Turned timber posts which rise from a red brick balustrade, and the flanking canted bay windows with broad overhanging awnings, give further emphasis to the prominent portico.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	19 Gower Street, Kensington
STREET ADDRESS	19 Gower Street, Kensington
PROPERTY ID	104384



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO233)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Thomas Watts

BUILDER: Not known

DEVELOPMENT PERIOD: Victorian Period (1851 – 1901)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1882

SITE HISTORY

The subject dwelling was constructed in c. 1882. It appears to have been one of three brick villas (nos 15, 17 and 19) constructed at the north-west end of Gower Street to a design by architect Thomas Watts. Watts called for tenders for their construction in March 1882 (*The Argus*, 10 March 1882: 3). The municipal rate books of 1883-84 describe the villa residence as a six-room brick house, with a Net Annual Value of £40. It was owned by Edward Cooper and occupied by Robert J McCulloch (Allom Lovell & Associates, 1999). The Melbourne and Metropolitan Board of Works (MMBW) detail plan of 1897 shows the group of three villa residences. The central villa (no. 17) has been demolished and replaced, however no. 15 also survives (HO232)

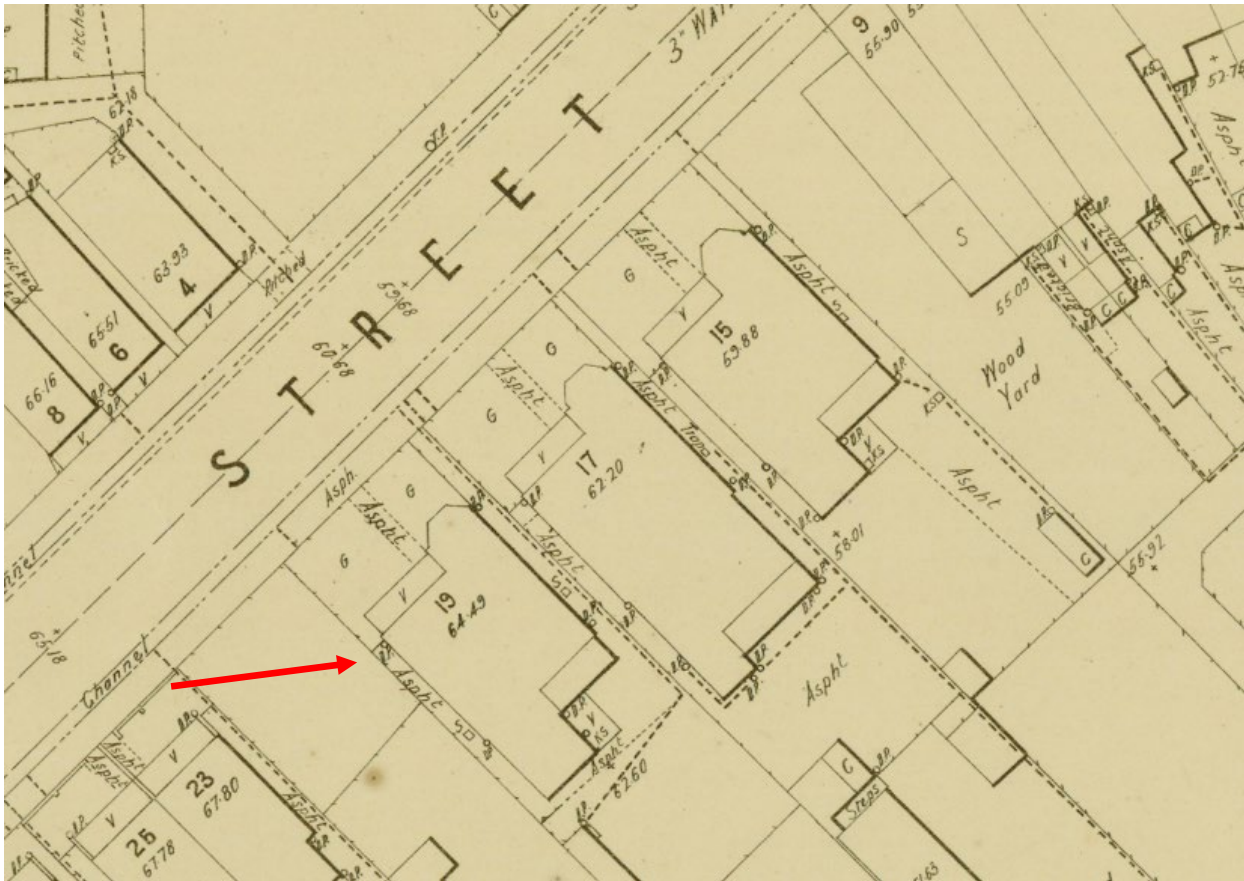


Figure 1 MMBW detail plan, no. 871, 1897, with subject villa residence indicated (Source: State Library of Victoria).

SITE DESCRIPTION

The house at 19 Gower Street, Kensington, is an asymmetrical single-storey Victorian villa. It is of bichrome brick construction with a projecting bay to the street. The roof is hipped and clad in slate with bracketed eaves. Chimneys are likewise of bichromatic construction, with moulded cappings. The projecting wing incorporates a canted bay with windows to each of its three faces. Windows are simple timber-framed double-hung sash arrangements. A verandah to the street is timber-framed with an ogee profile roof clad in painted corrugated steel. The building has been substantially restored in recent years with external paint removed, tuckpointing repaired and cast-iron detailing to the verandah frieze reinstated. The timber picket fence is also of recent origin.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, as per the subject property, and in the early decades of the twentieth century, the area underwent enormous change, with residences, commercial and industrial buildings, railway station

(1888, 1905) and the town hall (1901) constructed. The suburb is mainly residential, with commercial/retail premises concentrated on Macaulay Road and Bellair Street. Houses from the late nineteenth and early twentieth centuries are typical of the built form of Kensington in this period, and include rows of terrace houses, semi-detached pairs, and streetscapes of modest weatherboard cottages. More substantial detached brick residences, such as the subject villa, are perhaps a less common building type in the suburb. Some streetscapes to the south of Macaulay Road, particularly Wolseley Parade, include groups of single-storey detached Victorian residences, although most of these are contributory graded. This includes the asymmetrical brick villa at 27 Wolseley (HO9, Contributory, Figure 2), which is less intact, with changed roof material, and of a simpler design than the subject residence. The residence also compares well with the bichrome brick asymmetrical villa at 11 Chelmsford Street (HO9, Significant in precinct, Figure 3) and exhibits many of the same characteristics and level of intactness. The most obvious comparison for the subject villa is its contemporary at 15 Gower Street (HO232, Significant, Figure 4), part of the original trio of houses with no. 17. Both these residences retain bichromatic brickwork, slate roof, brick chimneys and their original asymmetrical form.

The villa was also designed by Thomas Watts, who was a prolific architect in nineteenth century Melbourne and Victoria, designing numerous residences, banks, hotels and churches. He was known for his Italianate mansions, including Bontharambo (1858, VHR H0359), near Wangaratta; Glen Eira (1881, demolished), Caulfield; and Larnook (1881, Stonnington HO85). Within the City of Melbourne, the 1888 boom-era pair Dalmeny House (VHR H0525, HO88) and Cramond House (VHR H0482, HO89), at 21 and 23 Queensberry Street Carlton, were designed by Watts. The Miles Lewis index lists numerous houses by Watts across the municipality and broader metropolitan area during the 1880s, including in South Yarra, East Melbourne and Kensington, (Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>). The subject residence, although not one of Watts' grand Italianate mansions, demonstrates his high profile and productivity during this period, and his work in the suburb of Kensington.



Figure 2 27 Wolseley Parade (HO9)
Source: City of Melbourne, via Hermes



Figure 3 11 Chelmsford Street, Kensington (HO9)
Source: City of Melbourne, via Hermes



Figure 4 15 Gower Street, Kensington

Source: Google Streetview



Figure 5 Dalmey House (centre) and Cramond House (right)

Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

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

RECOMMENDATIONS

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

Extent of Overlay

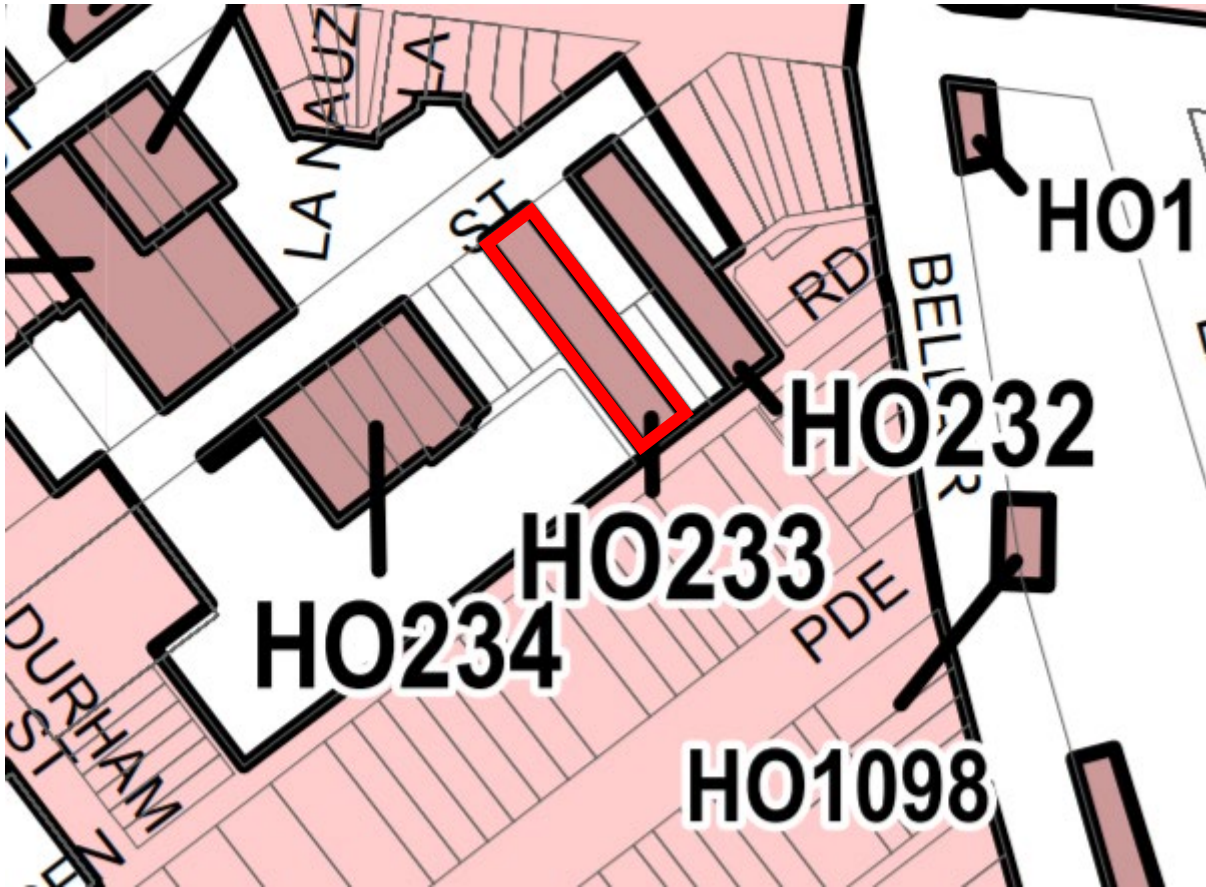


Figure 6 Detail of 4HO map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Form, 19 Gower Street, Kensington.

The Argus, 10 March 1882, p. 3 via Miles Lewis Australian Architectural Index, record no. 27841, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 9 December 2020.

Entries for Thomas Watts, Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>), accessed June 2021.

Melbourne and Metropolitan Board of Works, detail plan no. 871, 1897, State Library of Victoria.

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME 19 Gower Street, Kensington

STREET ADDRESS 19 Gower Street, Kensington



What is significant?

The c.1882 bichromatic brick Victorian villa, at 19 Gower Street, Kensington.

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

- The exterior of the dwelling as it presents to the street, including the asymmetrical form and massing, hipped roof and prominent chimneys, projecting canted bay and adjoining verandah.
- Original Victorian-era materials and details including bichrome brickwork with tuckpointing, slate roof cladding and bracketed eaves.

Reinstated elements, such as the verandah frieze, are sympathetic.

Later elements including the timber picket fence are not significant.

How it is significant?

The Victorian villa at 19 Gower Street, Kensington is of historical and representative significance to the City of Melbourne.

Why it is significant?

The Victorian villa at 19 Gower Street, Kensington, is of historical significance. It was constructed in c. 1882, during the Boom period in Melbourne, as one of three adjoining complementary villas (nos 15, 17 and 19 Gower Street) to a design by architect Thomas Watts. This represents an unusually substantial development and investment in Kensington for this period, with the subject dwelling clearly continuing to read as a substantial Victorian house. This aspect of significance is enhanced by the survival of 15 Gower Street (HO232).

The dwelling is also of representative heritage value, as an example of a large and highly externally intact single-storey Victorian villa of the early 1880s. It is distinguished by its asymmetrical form and massing, including the projecting canted bay and adjoining verandah, and well-executed Victorian features and details. The latter include the bichrome brickwork with tuckpointing to the façade, slate-clad hipped roof with bracketed eaves and the prominent bichrome brick chimneys.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	59 Bayswater Road, Kensington
STREET ADDRESS	59 Bayswater Road, Kensington
PROPERTY ID	100897



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO201)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: John Charles Pain

DEVELOPMENT PERIOD: Federation/Edwardian Period (1902-c.1918)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1906-7

SITE HISTORY

The subject residence was constructed in the early twentieth century and was one of three properties in this section of Bayswater Road owned by John Charles Pain. The 1906 municipal rate books list Pain's properties as comprising a wooden house with stables, and two sites of vacant land adjacent (CoM, rate books, 1906, Hopetoun ward, rate nos 2471-2472). For a brief period, Bayswater Road was known as Raisbeck Road, likely after the local Councillor of the same name, and this is reflected in Pain's properties being in Raisbeck Road in 1906 (CoM, rate books, 1906, Hopetoun ward, index). The following year the properties were listed on Bayswater Road, with two houses having been constructed on Pain's vacant land: a four-room wooden house and a four-room brick house, the latter being the subject residence (CoM, rate books, 1907, Hopetoun ward, rate nos 2423-2425). It is possible that Pain built both the houses; he is listed as the owner and contractor in the notice of intent to build the wooden house, and a 'C Pain' is listed at the same address on the notice, and advertised as a builder in 1905 (CoM, notice of intent, 8 June 1906, no. 57; *Sands & McDougall*, 1905). No notice of intent has been identified for the subject property.

By 1908, the residence was occupied by Edward Harvey, with a John Watson residing at the property by 1910 (Allom Lovell & Associates, 1999). Pain had sold the subject property by 1914 (CoM, rate books, 1914, Hopetoun ward, rate no. 3459).

SITE DESCRIPTION

In terms of its form, the dwelling at 59 Bayswater Road, Kensington, presents as a single-storey understated Italianate villa of the 1880s. However, it dates from 1906-7, at a time when red brick English styles had caught the popular imagination and were being constructed in large numbers in Melbourne's middle ring of suburbs. Consequently, the dwelling presents as a transitional building with its brick exterior, albeit overpainted and with render to the façade, embellished by some classical details. The roof is hipped and clad in corrugated galvanised steel, with bracketed eaves; a bullnose-profile verandah with simple cast iron lacework extends between brick wingwalls; the façade retains a pair of timber-framed double-hung sash windows; and the original rendered chimneys with molded cornices also remain. The metal picket fence is of recent construction.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century as per the subject property, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The main period of development in the suburb was between the 1880s and 1910s, again as per the subject property, with limited construction taking place in the 1870s and the interwar period. This is reflected in the built fabric of the locality, which is predominantly Victorian and Edwardian-era residential buildings. Typically, houses from the late nineteenth and early twentieth centuries in Kensington include rows of terrace houses, semi-detached pairs, detached villas, and some more substantial residences.

It is not unusual in the Kensington context for buildings to exhibit characteristics of an earlier design period, a trend which was less likely in other suburbs in the municipality. This demonstrates a preference for a more traditional and conservative approach to building design than was found, for example, in the municipality's more affluent suburbs such as South Yarra and East Melbourne. Also, houses of the modest scale and form of the subject property are often co-located in Kensington with other similar dwellings, in Victorian and Edwardian streetscapes. However, in this instance, the subject property is relatively isolated from similar developments, a matter of note also given its later construction date in terms of its design.

Significant examples of other modest buildings dating from the late nineteenth century and early twentieth century include:

- 1-11 Durham Street, Kensington (HO9, Significant in precinct, Figure 1): six modest Victorian single-storey rendered dwellings (c.1890-95) in a largely intact terrace row, which gain significance from their consistent form and presentation. Each pair shares a rounded central pediment to the parapet (three pediments across the row). The row provides evidence of localised late nineteenth century development in Kensington, and the speculative endeavours of TP Hughes, the builder and owner of the terrace row who was also involved in other contemporary developments in the suburb (such as a grander terrace row at 45-59 Gower Street, Kensington).
- 76-80 Tennyson Street, Kensington (HO9, Significant in precinct, Figure 2): Three distinctive single-storey Victorian terraces in a row, which were constructed in c. 1890 for owners 'Railway Empire' and were occupied by people whose trade was also listed as 'railway empire'. No 80 is the only one which retains its unpainted brick facade, demonstrating some elaborate bi-chrome brickwork, including to the pediment in the parapet. All display unusually elaborate and quite rare 'oriental' detailing, including to the elegantly high central pediments.
- Shops, 184-190 Bellair Street, Kensington (HO9, Significant in precinct, Figure 3): Four single-storey Victorian shops constructed in 1890. While modest in size, the row is an important component of the historic Bellair Street commercial strip. The buildings are distinguished by their finely-detailed rendered parapets, with pediments, and by the continuous deep awning across the building frontage, which is characteristic of this section of Bellair Street.

The subject residence demonstrates some of the design characteristics of the three late nineteenth century examples cited above, particularly the modest form and detailing of the Durham Street terrace houses and the Bellair Street shops. However, as noted, it differs in that it was constructed at a later period and is unusual for incorporating a Victorian presentation in an Edwardian era dwelling. It may also be that this reflects a preference by the owner and builder, John C Pain. Nevertheless, the dwelling presents as an understated Italianate villa, albeit a transitional building in terms of style; and is clearly within the dominant period of development in Kensington, having been constructed between the 1880s and 1910s.



Figure 1 1-11 Durham Street, HO9

Source: Lovell Chen



Figure 2 76-80 Tennyson Street, HO9

Source: Google Streetview



Figure 3 Shops, 184-190 Bellair Street, HO9

Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

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

RECOMMENDATIONS

Recommended for retention in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place, and amend planning scheme 4HO map.

Extent of Overlay

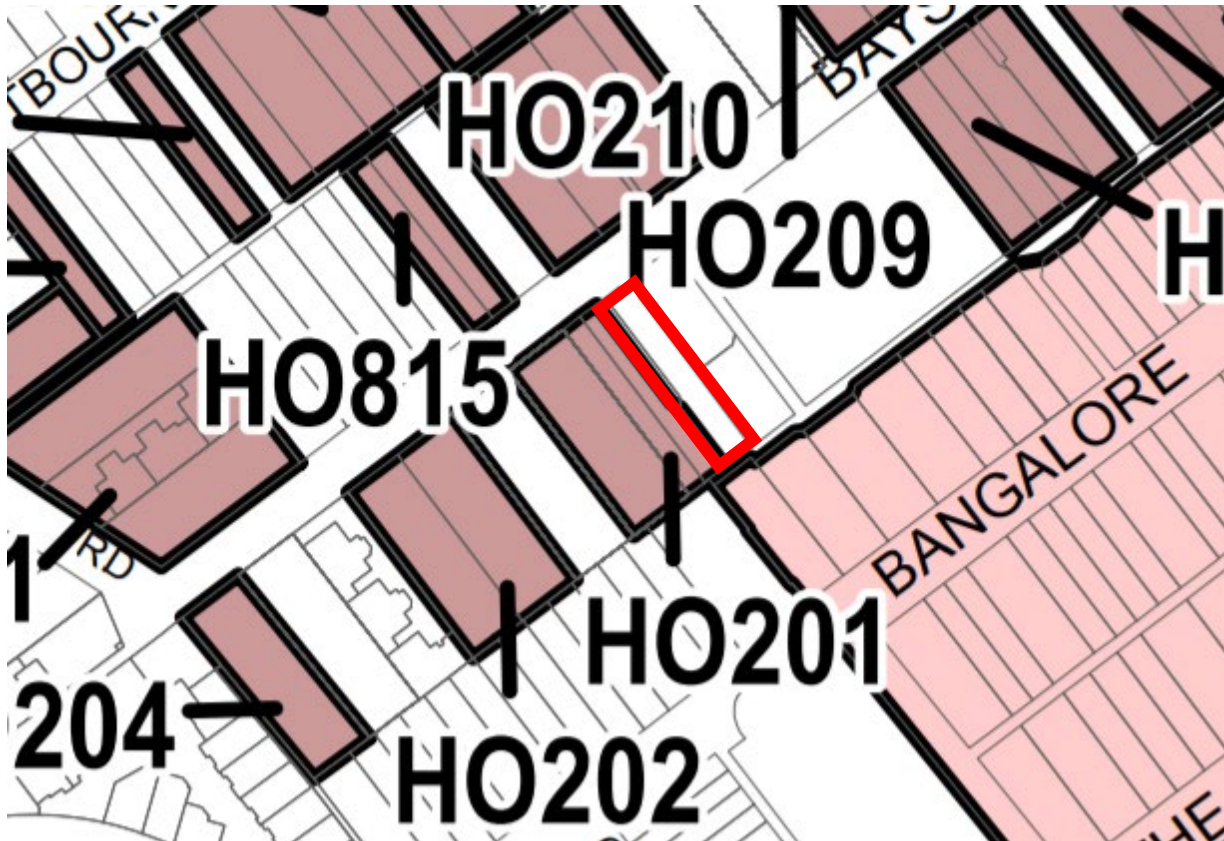


Figure 4 Detail of 4HO map with the subject site indicated

(Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Form, 2 Bayswater Road, Kensington

City of Melbourne, Notice of intent to build, no. 57, 8 June 1906, via Miles Lewis Australian Architectural Index, record no. 82130, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 8 December 2020.

City of Melbourne, rate books, Volume 42: 1906, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 43: 1907, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME	59 Bayswater Road, Kensington
STREET ADDRESS	59 Bayswater Road, Kensington



What is significant?

The single-storey brick dwelling of c. 1906-07, at 59 Bayswater Road, Kensington.

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

- The exterior of the dwelling as it presents to the street, including the hipped roof, bullnose-profile verandah, with simple cast iron lacework, extending between brick wingwalls, and rendered chimneys.
- Original materials and details including the brickwork (preferably with paint removed), bracketed eaves and timber-framed double-hung sash windows.

Later elements including the metal picket fence are not significant.

How it is significant?

The dwelling at 59 Bayswater Road, Kensington, is of representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 59 Bayswater Road, Kensington, was constructed in c. 1906-07 and is a representative example of a modestly scaled brick dwelling of the early twentieth century. It was also likely constructed by its owner, John Charles Pain, who had several properties in Bayswater Road in this period. While the dwelling presents as an understated Italianate villa, more typical of the late nineteenth century, its 1906-7 date places it at a time when red brick English styles had caught the popular imagination in Melbourne and were being constructed in large numbers in the middle ring of suburbs. This distinguishes the dwelling as a transitional building with its brick exterior, albeit overpainted, embellished by some classical details. The latter include the hipped roof with bracketed eaves; bullnose-profile verandah with simple cast iron lacework extending between brick wingwalls; timber-framed double-hung sash windows to the facade; and rendered chimneys with molded cornices. The dwelling is also uncommon in Kensington for its brick materiality, where timber was the predominant construction material for most houses of this size.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME 72-74 Bourke Street, Melbourne

STREET ADDRESS 72-74 Bourke Street, Melbourne

PROPERTY ID 101226



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO535, HO500)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: James Greenlaw and John Weaver

DEVELOPMENT PERIOD: Victorian Period (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1860-61

SITE HISTORY

The building at 72-74 Bourke Street, Melbourne, is part of a row which was constructed in c. 1860-61 for Moses Benjamin by builders James Greenlaw and John Weaver (CoM, Notice of Intent). No architect was recorded for the building. The two-storey row originally comprised five shops, with rooms above, which were each recorded in the municipal rate books of 1861 with an assessed annual value of £120 (CoM, rate books, 1861, Gipps ward, rate nos 183-187, PROV). Early occupants of the subject premises were Samuel Sweibner, tobacconist at no. 74 (then no. 191) and bootmakers Sandstrom and Syron at no. 72 (then no. 193) (*Sands & McDougall*, 1860). Other early occupants included grocer Solomon Beech (1875), clothiers McNicol Brothers, and Wheeler & Wilson, sewing machine agents (1895) at no. 72; and Charles Buschmann's wine hall (1875), printers and writers, F H Marryat & Co (1885), and watchmaker Norman McLeod (1895) at no. 74 (*Sands & McDougall*: 1875, 1885, 1895). By 1955, the two shops had been combined into one premises, with the bookshop of publishers Burns, Oates & Washbourne listed in the *Sands & McDougall* directory (*Sands & McDougall*: 1955). By the 1970s, the premises were occupied by a restaurant, the Margutta Bistro (*Sands & McDougall*: 1970). To accommodate the various uses, the building has undergone alterations, most notably at ground floor level (CoM, Building Application Index). The adjoining shops at nos 78-80, which were part of the original row of five, remain as part of the Café Florentino premises (VHR 493, HO537), while the middle shop at no. 76 has been heavily modified.

SITE DESCRIPTION

The building at 72-74 Bourke Street, Melbourne, comprises a pair of two-storey Victorian shops which were constructed as part of a group of five retail/commercial premises at 72-80 Bourke Street, in c.1860. While all five shops survive, the subject building is isolated from the other elements in the group to the west by the remodeled façade of no 76; with the surviving pair at nos 78-80 also altered at the upper level including window replacement. In contrast to the subject pair, the early appearance of the other buildings in the original row of five is no longer highly legible.

Although the building at nos 72-74 was constructed in c.1860, it has Italianate detailing which is more likely to date from c.1880s. It also has a Renaissance Revival demeanor, with a rendered façade enhanced by the applique of Italianate detailing. The shopfronts have been altered, but the levels above are substantially intact to their c. 1880s appearance. The ground floor façades are flanked by wingwalls, expressed as pilasters, and articulating the building into individual shops. The wingwalls terminate at a string course at first floor level with floriated bosses to either end. A further string course beneath the parapet incorporates lions head motifs. Parapets above each shop adopt a triangular temple-front form. The windows to the upper level of the pair are sliding sash arrangements, with ornamental treatments in render comprising modelled architraves rising from a projecting sill element to bracketed lintels. The building has been overpainted.

COMPARATIVE ANALYSIS

The construction of hotels, retail and commercial premises in Melbourne, in the buoyant years immediately following the initial Gold Rush, occurred on a large scale. Georgian antecedents formed the basis for most architecture in Australia at this time, from the first European settlements into the second half of the nineteenth century. Retail premises of the 1860s typically adopted a simple Georgian form with associated understated classical, or no, architectural embellishments. But following this period of Georgian reticence, more full-blooded adaptations of High Renaissance and Mannerist architecture began to appear, with buildings inspired by the Italian Renaissance becoming the dominant architectural expression in Melbourne. Early buildings, such as the subject pair, were also often remodelled in the final decades of the nineteenth century, in the fashionable and decoratively rich Italianate manner, as an expression of the wealth and sophistication of the growing city. The subject building, despite the later alterations at ground floor level, remains legible to its Italianate state as remodelled in c.1880s; with ground floor

façades flanked by wingwalls, expressed as classical pilasters, string courses at first floor level with floriated bosses recalling a classical cornice, rendered architraves to first floor windows and a parapet incorporating lions head motifs.

For the purposes of comparison, few buildings from the Gold Rush period, and the years immediately following, are extant in central Melbourne. Of those which survive, many are ecclesiastical or institutional buildings which do not readily compare to the subject commercial building. A small number of early hotels also survive but few have retained their original appearance.

Retail premises from this general period are typically single shops, with rows or terraces being less common. Surviving examples of the former include 328-330 King Street, constructed c.1850 (VHR H0465) and 556-558 Lonsdale Street, constructed in c.1851 (VHR H0441). Rows of shops include the early group at 54-62 Bourke Street (VHR H0435), occupying the entire frontage between Crossley and Liverpool Street, constructed in two stages in 1847-48 and 1849. Brooks Buildings, at 309-325 Swanston Street, is also early, being constructed in c.1850-51 by pioneer George Evans and comprises seven two-storey shops with residences above. Originally designed in a Regency style the shops were later refurbished and modified to an Italianate expression in the later nineteenth century (Figure 4, Butler, 2011: 602). Elsewhere in the central city there are rows of shops either remodelled to, or constructed in, an Italianate manner during the boom of c.1880s, again as per the subject building. Large numbers of these are included in the Schedule to the Heritage Overlay.

Some useful comparisons include:

- Café Florentino, 78-84 Bourke Street, Melbourne (VHR H0493, HO537, Significant, HO500, Figure 1). Two two-storey shops at 78-80, form part of the original group of five shops, constructed in 1860 and including the subject pair. Note, the building at no. 84 was a separate development. 78-84 Bourke Street is included in the VHR, for the site's historical and social significance to Victoria, related to its association with Moses Benjamin, and with the evolution of culinary institutions in Melbourne since 1900. This building has undergone alterations, both at ground floor and first floor including changes to no.82 in the 1920s by Frank Stapley, renovations in 1928 by John W Wright, and alterations in 1958 by Robin Boyd. These changes include the introduction of large window openings at first floor level.
- 66-70 Bourke Street (HO534, Significant, HO500, Figure 2): Immediately east of the subject building and also constructed in 1860, this trio of two-storey rendered shops was similarly altered in the late nineteenth century (c. 1880s). The upper level appears entirely intact to its 1880s state. The building retains ground and upper level detailing, including moulding to window surrounds, wing walls expressed pilasters rising to a robust arrangement of stringcourses and sills, with further slender columns rising to an ornamented cornice. Ground floor shops have been altered, although the rhythm and much detailing of the original arrangement remains evident.
- 35-37 Bourke Street, Melbourne (HO527, Significant, HO500, Figure 3): Constructed in 1872, this two-storey shop and residence includes a substantially intact nineteenth century shopfront and has been identified as a significant architectural element in the eastern end of Bourke Street.
- Brooks Building, 309-325 Swanston Street, Melbourne (HO1081, Significant, HO1290, interim control, (Figure 4) was constructed c.1850-51 and comprises seven two-storey shops with residences above. Originally designed in a Regency style, the shops were later refurbished and modified to an Italianate expression in the later nineteenth century (Butler, 2011: 602).

As noted, despite its alterations at ground floor level, the subject building remains legible to its Italianate state of the c.1880s. In this way it compares with other earlier buildings in central Melbourne which were similarly remodelled in a time of economic boom; and are graded significant, such as 309-325 Swanston Street and 66-70 Bourke Street. The pair additionally present as a relatively substantial commercial development for Bourke Hill in this period, with documented historical uses and associations with early tenants.



Figure 1 Café Florentino, 78-84 Bourke Street, Melbourne
Source: City of Melbourne, i-Heritage database

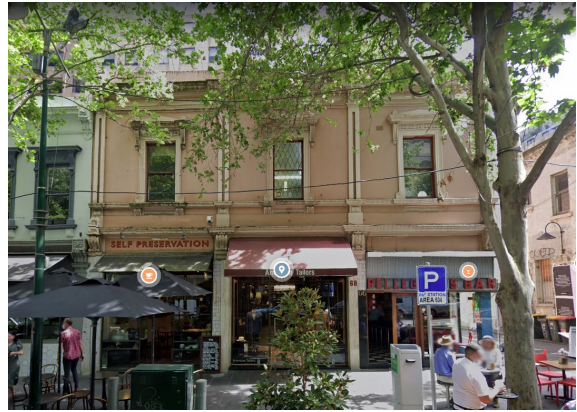


Figure 2 66-70 Bourke Street
Source: Google Streetview



Figure 3 35-37 Bourke Street, Melbourne
Source: City of Melbourne, i-Heritage database



Figure 4 309-325 Swanston Street, Melbourne
Source: Google Database

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

RECOMMENDATIONS

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

Extent of Overlay

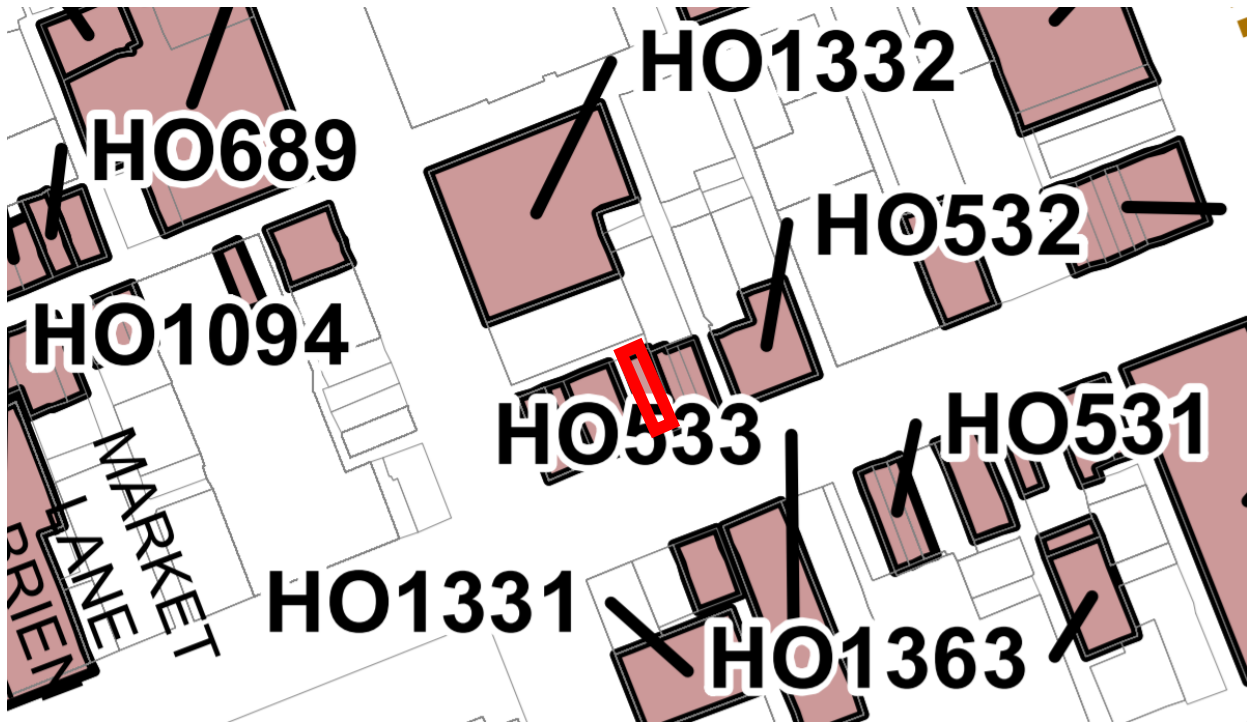


Figure 5 Detail of 8HO2 Map with the subject site indicated

(Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

City of Melbourne, Building Application Index, 72-74 Bourke Street, Melbourne, VPRS 11202, Public Record Office Victoria, accessed via <https://www.ancestry.com.au/>, 7 December 2020.

City of Melbourne, Notice of intent to build, no. 484, 24 August 1860, via Miles Lewis Australian Architectural Index, record no. 73656, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 7 December 2020.

City of Melbourne, rate books, Volume 1: 1861, Gipps ward, VPRS 5708/P9, Public Record Office Victoria.

Graeme Butler and Associates, *Heritage Assessment of 309-325 Swanson Street, Melbourne, Capital City Zone Heritage Gaps Study*, 2011

Sands & McDougall, Melbourne directories, as cited.

PREVIOUS STUDIES

**Central Activities District
Conservation Study**

Graeme Butler, 1985

Central City Heritage Study Review

Philip Goad, Miles Lewis, Alan Mayne, Bryce Raworth, Jeff
Turnbull, 1993

Bourke Hill Precinct Heritage Review

Trethowan, 2015

STATEMENT OF SIGNIFICANCE

SITE NAME 72-74 Bourke Street, Melbourne

STREET ADDRESS 72-74 Bourke Street, Melbourne



What is significant?

The pair of shops/commercial buildings at 72-74 Bourke Street, Melbourne, as constructed in c.1860.

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

- The exterior of the building as it presents to the street, including the upper-level façade and the separation/articulation of the ground floor shopfronts which helps demonstrate the early date.
- External materials and details including the wingwalls to the ground floor façades expressed as pilasters; string courses and other façade details; and ornamental treatments to the upper-level windows.

Later elements including the fabric and form of the ground floor shopfronts, as set between the wingwalls, are not significant.

How it is significant?

The pair of shops/commercial buildings at 72-74 Bourke Street, Melbourne, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The pair of shops/commercial buildings at 72-74 Bourke Street, Melbourne, is of historical significance. The pair is part of a row of five which was constructed in c. 1860, placing the building as an early and relatively substantial commercial development for this period in this area of Bourke Hill. Nineteenth century tenants of the subject building also demonstrate a typically wide range of historic retail and related uses, including a tobacconist, bootmakers, grocer, clothiers, sewing machine agents, a wine hall, printers and writers, and a watchmaker. Noted and long-standing restaurant, Café Florentino, occupies nos 78-80 to the west, which was part of the original row of five premises.

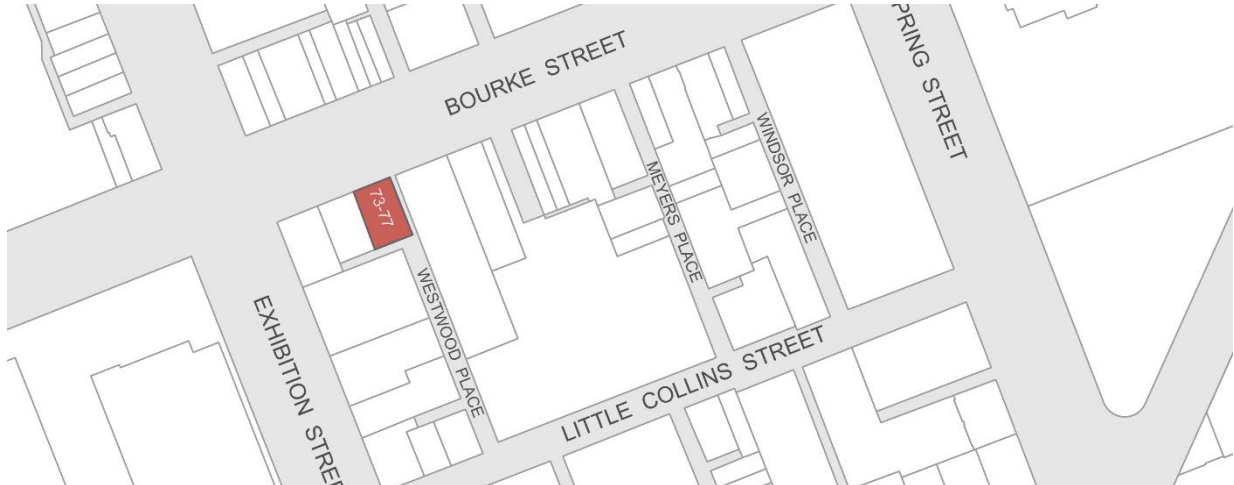
The subject pair of rendered masonry shops/commercial buildings is also a representative example of early shops in this eastern area of Melbourne's CBD, and part of the significant historic commercial character of Bourke Hill. While the original 1860s expression has been somewhat modified through the application of later c.1880s Italianate detailing, the pair still demonstrably read as modest early shops, with narrow frontages. The Renaissance Revival

demeanor of the 1880s work also distinguishes the pair, including the wingwalls to the ground floor façades expressed as pilasters; the string courses and other façade details; and the ornamental treatments to the upper-level windows. While the shopfronts are much altered/replaced, this is not unusual for historic retail buildings, where the façades above tend to be more intact.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	73-77 Bourke Street, Melbourne
STREET ADDRESS	73-77 Bourke Street, Melbourne
PROPERTY ID	101115



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO536, HO500)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: F B Brady

DEVELOPMENT PERIOD: Federation/Edwardian Period (1902-c. 1918)

DATE OF CREATION / MAJOR CONSTRUCTION: 1905-06

SITE HISTORY

The subject building, comprising three commercial/retail premises of three storeys, replaced two Victorian buildings which were previously on this site. The numbering of the site in Bourke Street was sometimes given in historical sources as nos 75-77, although its present address is 73-77 Bourke Street.

In December 1904, a notice of intent to build was lodged for the construction of three three-storey shops at the Bourke Street site, owned at the time by M Mornane. No architect was given for the design, but the builder was listed as F B Brady of Fitzroy (CoM, notice of intent, 2 December 1904). The 1905 municipal rate books list the site as 'land', but the building had been completed by 1906 (CoM, rate books, La Trobe ward, 1905, rate no. 23; 1906, rate nos 25-27, PROV). The finished building was described as comprising three brick shops, with an average annual value each of £104, and all occupied (CoM, rate books, La Trobe ward, 1906, rate nos 25-27, PROV). The 1910 *Sands & McDougall* directory lists Witt & Co chemists and Frederick Witt, dentist at no. 75; Arthur J Preston's Navy Palace of Sweets at no. 75a; and bookseller Andrew Hanley at no. 77 (*Sands & McDougall*: 1910). The three shops remained as separate premises throughout most of the twentieth century, but appear to have been merged into one operation in the early 1970s (*Sands & McDougall*: 1970, 1974; CoM, Building Application Index, 75/77 Bourke Street, BA 43248, 22 September 1972).

SITE DESCRIPTION

The building at 73-77 Bourke Street, comprises three-storey retail premises constructed in 1906 which have an understated Renaissance Revival expression. As constructed, the building was expressed in red brick with classical ornament in render, illustrating the transition from the Italianate architectural modes of the late nineteenth century to the red brick styles of the early twentieth century. The building has been overpainted. The ground floor shopfronts to the street have been altered but the facades of the two levels above are substantially intact. Each shopfront is flanked by pilasters which articulate the frontage into three separate shops. The pilasters rise to fluted capitals beneath a string course at first floor level. At each end of the façade, the flanking pilasters continue to a more elaborate, bracketed cornice at second floor level; and rise to a third string course below an understated parapet. Throughout, windows to the upper levels comprise simple segmental arched arrangements with ornate sills, curved hood moldings and fielded undersills. At first floor level, original fine cast iron railings above sills remain in place. Despite the overpainting, details of the original materiality remain evident, including horizontal decorative rendered bands between floors.

COMPARATIVE ANALYSIS

The red brick and render-clad architecture of Melbourne's Federation and Edwardian periods developed from around 1890. The fully-fledged architectural style, particularly as it relates to commercial buildings, derived from a synthesis of disparate movements occurring around the world with antecedents in the Queen Anne style of the United Kingdom, the American Romanesque of Henry Hobson Richardson and other sources.

Following the recession of the early 1890s, building construction in Melbourne stalled until c.1900 when early indications of a new red brick expression, based in these sources, emerged. In 1898, HW & FB Tompkins designed the club and offices of the Commercial Travellers' Association at 192 Flinders Street, based in a bold interpretation Richardson's red brick Romanesque Revival architecture. However, the passage to a fully-fledged Edwardian expression as found in the suburban Federation House (from c.1905) or Flinders Street Station (Fawcett and Ashworth, completed 1910) occurred incrementally. Throughout the city, transitional buildings with limited and simplified classical ornament over a base of newly-fashionable red brick were constructed in the 1900s.

The subject building is one of these, and dates to this period of changing sensibilities. Finished in face brick, it nonetheless utilises fine cast iron elements, simple rendered string courses, decorative window features and an

expressed parapet for an understated Renaissance Revival effect, common in the retail designs of a generation earlier. The Bourke Hill Precinct Review noted that this section of Bourke Street forms ‘... part of a notable group of two- and three-storey Edwardian era buildings that make a notable contribution to the Bourke Street streetscape’ (Trethowan, 2015: Appendix 1). However, the value of the subject building lies in its role as a link to the more fully realised Edwardian expression of its neighbours.

Other buildings of this general period similarly found ways to integrate elements popular during the Boom period into the new red brick designs. These include:

- Wood Bros warehouse, 55-67 Batman Street, West Melbourne (HO770, Significant in precinct, Figure 1): A four-storey brick Edwardian warehouse, constructed in c. 1910 for Keep Bros. & Wood, merchants and manufacturers. The former warehouse, now converted to residential use, is a substantial red brick building with contrasting render banding and a parapet which recalls the classical ornament of a generation earlier, in a stripped and simplified manner. It is distinguished by heavy brick pilasters dividing window bays, with the two end bays defined by narrow top-level round arched windows and pediments. The central entablature identifies ‘KEEP BROS AND WOOD PTY LTD’ in raised lettering. Some steel-framed balconies have been added to the facade as part of the residential conversion, but these do not detract from the building's impressive presence or detract from its simplified, red brick, transitional character.
- 23-29 Bourke Street, Melbourne (HO526, Significant, HO500, Figure 2): These three, three-storey shops of 1900-1, to designs by architect William Salway, appear to have been used as a coffee palace or restaurant following its construction. They have been substantially remodeled at ground floor level although the two upper levels are intact. The building embodies an early Edwardian approach, plainly influenced by the American designs of Richardson and others as popularised locally by the Tompkins Brothers. Designed by a notable architect, this building is the centrepiece of a row of Edwardian buildings in this section of Bourke Street.
- Former North Melbourne fire station, 100-110 Curzon Street, North Melbourne (HO3, Significant in precinct, Figure 3): This substantial fire station complex, constructed from 1893, incorporates several building components including firemen's residences. These form an evolved complex of Victorian and Edwardian forms. The Curzon Street frontage is finished in red brick with contrasting render bands which recall the classical ornament of the Boom period in a simplified and abstracted manner. The design of the complex is unusual in the metropolitan context.
- 476-482 Macaulay Road, Kensington (HO9, Significant in precinct, Figure 4): This is a row of two-storey Edwardian (c.1910s) brick commercial buildings that form part of a substantial development to the corner of Macaulay Road and Bellair Street. The shops illustrate a more fully-realised Edwardian mode albeit with some later modifications, including to the first floor facades and some over painting of the brickwork. The group retains its serpentine parapets and decorative urns.

The subject building, as noted, is a transitional design which was constructed at a time when the new red brick expression of the Edwardian era was becoming popular in commercial buildings, but still in combination with albeit simplified classical ornament more common in retail designs of a generation earlier. It links the lavishly ornamented shops of the 1880s Boom period to the more relaxed red brick buildings of the 1910s, as typically illustrated in the grand edifices of the Tompkins Brothers and their contemporaries. It also demonstrates the abstractions and hybrids occurring in the city and suburban streetscapes during the 1900s, and as such comfortably compares with the other significant non-residential examples cited above, which similarly help to demonstrate this transitional period.



Figure 1 Wood Bros, 55-7 Batman Street West Melbourne

Source:
<https://www.flickr.com/photos/14069016@N06/2073208784>



Figure 2 23-29 Bourke Street, Melbourne

Source: City of Melbourne, i-heritage database



Figure 3 Former North Melbourne fire station, 100-110 Curzon Street, North Melbourne

Source: Streetview



Figure 4 476-482 Macaulay Road, Kensington

Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

RECOMMENDATIONS

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

Recommend the address be updated and corrected in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

Extent of Overlay

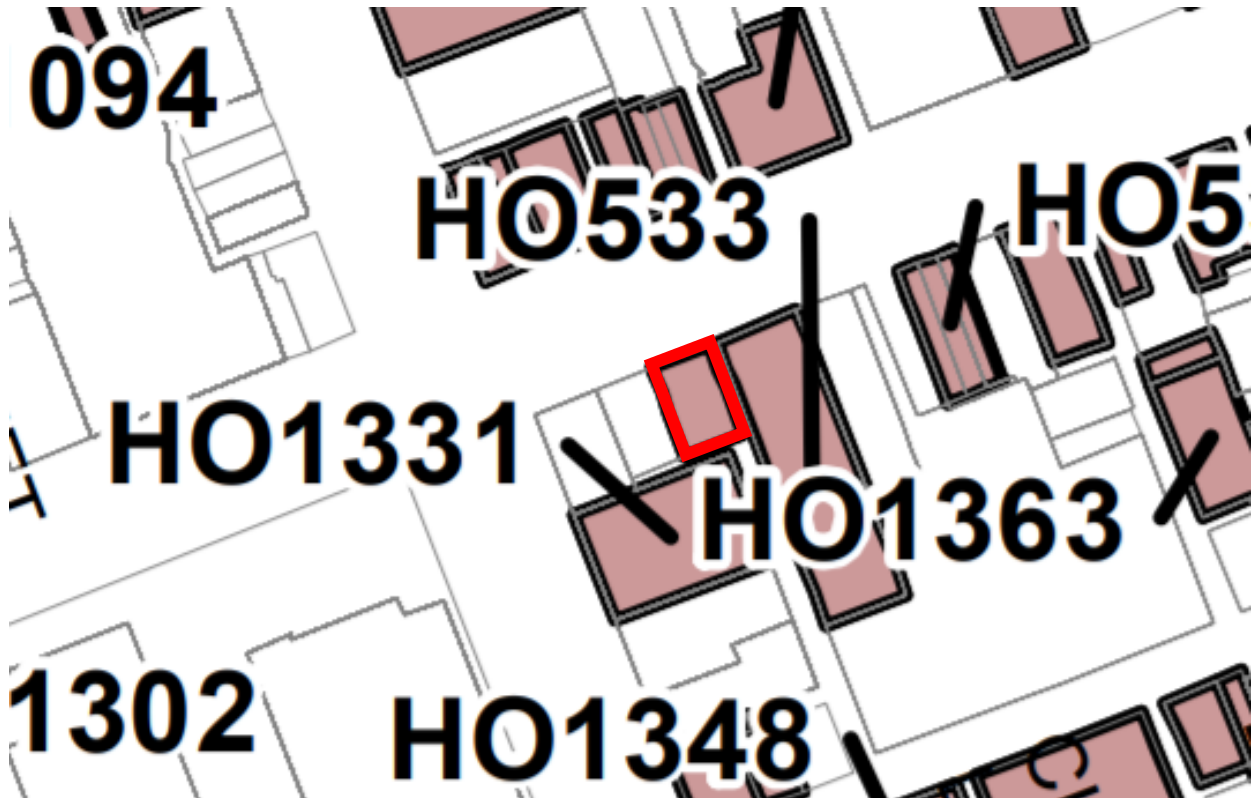


Figure 5 Detail of 8HO2 map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

City of Melbourne, Building Application Index, 75-77 Bourke Street, Melbourne, VPRS 11202, Public Record Office Victoria, accessed via <https://www.ancestry.com.au/>, 7 December 2020.

City of Melbourne, Notice of intent to build, 2 December 1904, no. 9502, via Miles Lewis Architectural Index, record no. 73897, <http://www.mileslewis.net/australian-architectural/index.html>, 7 December 2020.

City of Melbourne, rate books, Volume 42: 1905, La Trobe ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 43: 1906, La Trobe ward, VPRS 5708/P9, Public Record Office Victoria.

Sands & McDougall, Melbourne directories, as cited.

Trethowan, *Bourke Hill Precinct Heritage Review Amendment C240*, 2015.

PREVIOUS STUDIES

**Central Activities District
Conservation Study**

Graeme Butler, 1985

**Central City Heritage Study
Review**

Philip Goad, Miles Lewis, Alan Mayne, Bryce Raworth, Jeff Turnbull, 1993

**Bourke Hill Precinct Heritage
Review**

Trethowan, 2015

STATEMENT OF SIGNIFICANCE

SITE NAME	73-77 Bourke Street, Melbourne
STREET ADDRESS	73-77 Bourke Street, Melbourne



What is significant?

The building at 73-77 Bourke Street, Melbourne, comprising three-storey retail premises constructed in 1906.

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

- The exterior of the building as it presents to the street, including the upper-level façade.
- Original materials and façade details including the pilasters, windows to the upper levels with segmental arched arrangements, ornate sills, curved hood moldings and fielded undersills; and the cast iron railings at first floor level.

Later elements including the fabric and form of the ground floor shopfronts, are not significant.

How it is significant?

The building at 73-77 Bourke Street, Melbourne, comprising three-storey retail premises, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The building at 73-77 Bourke Street, Melbourne, as constructed in 1906 as a row of three, three-storey commercial/retail premises, is of historical significance. While not necessarily an early development in this area of Bourke Hill, the building through its size and prominence, and its original architectural expression, represents a reasonably substantial and prestigious development of the early twentieth century, which reinforced the commercial status of this eastern area of Melbourne's CBD.

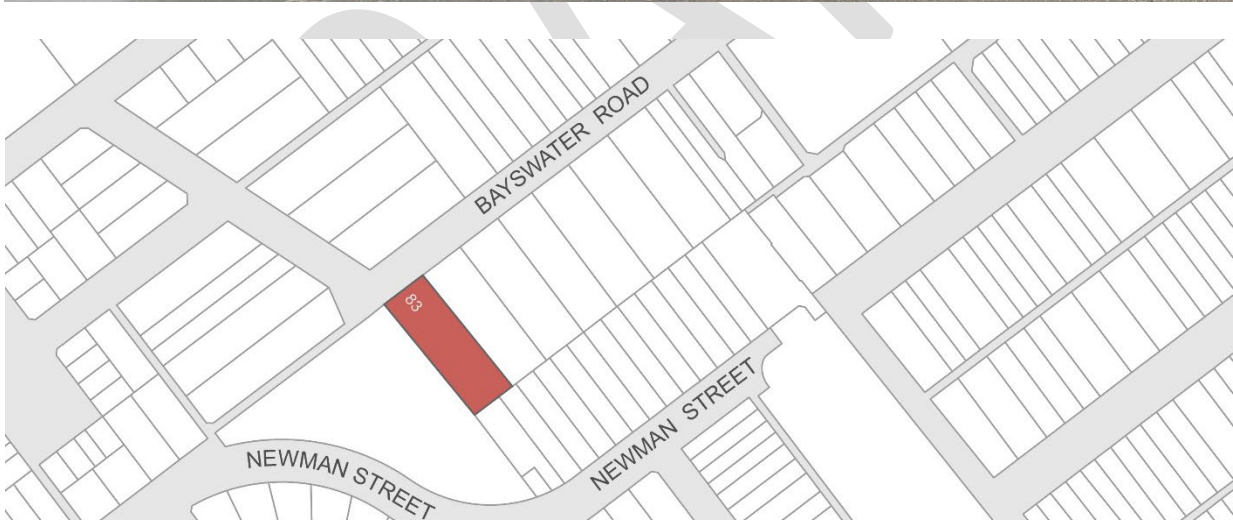
The subject building is also a representative example of a substantial early twentieth century commercial development on Bourke Hill, which continues to be a significant building component of the east end of Bourke Street. Although overpainted, the historic expression and details of the building remain evident, through its handsome if understated Renaissance Revival façade. Distinguishing details include the pilasters which rise to fluted capitals beneath a string course at first floor level, and at the end of the façade, continue to a more elaborate, bracketed cornice at second floor level before rising to a third string course below the parapet; windows to the upper levels with segmental arched arrangements and ornate sills, curved hood moldings and fielded undersills; and original fine cast

iron railings at first floor level. The building is also an example of a transitional design, constructed at a time when the new red brick expression of the Edwardian era was becoming popular in commercial buildings, but where classical ornament more common in retail designs of a generation earlier was still in use.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	83 Bayswater Road, Kensington
STREET ADDRESS	83 Bayswater Road, Kensington
PROPERTY ID	100905



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO204)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: Not known

DEVELOPMENT PERIOD: Interwar Period (c. 1919- c.1940)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1921-22

SITE HISTORY

The residence at 83 Bayswater Road, Kensington, was constructed in c.1921-22. The City of Melbourne Building Application Index indicates that a permit was issued for the building's construction on 7 September 1921, with the value of the proposed house noted as £900 (CoM, Building Application Index, 83 Bayswater Road, Kensington). The 1922 municipal rate books for Kensington list the completed residence as a brick house of five rooms, with an average annual value of £42. It was owned by G McElhinny, who also owned and occupied a six-room brick house on the adjacent site (CoM, rate books, 1922 Hopetoun Ward, rate nos. 3623, 3624). The following year, James McElhinny was in ownership and occupation of the house (CoM, rate books, 1923, Hopetoun Ward, rate nos. 3623). The McElhinny family had a relatively long association with Bayswater Road, with Georgina McElhinny's brick house and stables listed in the rate books as early as 1907, and a house and stables shown in the MMBW plan of 1902 (CoM, rate books, 1907, Hopetoun Ward, rate nos. 2432). The earlier McElhinny house and stables is no longer extant. The house at 83 Bayswater Road had a number of occupants after its construction, with Edward Pierce listed in 1925 and May Matheson listed in 1930 (*Sands & McDougall*, 1925, 1930).

SITE DESCRIPTION

The c.1921-22 residence at 83 Bayswater Road, Kensington, is a single-storey simply detailed red brick interwar bungalow. It adopts an L shaped plan with a projecting gabled bay and adjoining wide verandah to the front. The house has a transverse roof clad in modern corrugated steel – the original Marseilles-patterned roof tiles have been replaced - with the gables to the east and west ends of the roof in face brick. The gable end to the projecting bay is finished in roughcast render, above a tripartite window of timber-framed double-hung sashes with upper sashes retaining multi-paned arrangements. A corrugated galvanised steel awning on timber brackets above the window appears to date from the original construction. A pair of similar windows present to the verandah, with the latter being substantial and set behind a masonry balustrade, in roughcast render, with elegant bowed capping and paired timber columns to the piers at each end of the balustrade. These rise to a low-pitched skillion roof, also clad in galvanised steel. The low stone fence/border to the front of the property is not original. A visible weatherboard addition has been constructed to the west side of the original building.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The main period of development in the suburb between the 1880s and 1910s, with limited construction taking place in the 1870s and the interwar period. This is reflected in the built fabric of the locality, which is predominantly Victorian and Edwardian-era residential buildings. Interwar buildings in Kensington, such as the subject property, tended to be infill of the few remaining vacant blocks that had not previously been developed. As such, interwar residences are sporadically positioned within Victorian and Edwardian streetscapes, again as per the subject property, and often also at the perimeter of the suburb. Contributory interwar houses are located in precincts in streets including Eastwood Street, Parsons Street and Rankins Road.

Interwar residences in Kensington, such as the subject dwelling, are generally of brick construction, however given the relatively small number of buildings from this period, there is no dominant style or form, although the bungalow form tended to be relatively common. While some houses represent more contemporary trends, such as the attic bungalow residence at 165 Rankins Road (cited below), other interwar residences drew on earlier stylistic cues, including Federation forms.

While there a number of contributory graded interwar residences in Kensington, only a small number of interwar houses in Kensington have been identified as being significant. These include:

- Residence, 17-19 Bayswater Road, Kensington (HO204, Significant, Figure 1): A representative example of an early 1920s bungalow, albeit one which displays some late Federation elements in its design and form. These include the red brick expression, hipped roof clad in unglazed Marseilles-pattern terracotta tiles with roof ridges embellished with terracotta finials, and roughcast rendered gables with timber strapping. It is distinguished by its level of external intactness and the prominent central portico.
- Alfred White's house, 165 Rankins Road, Kensington (HO1164, Significant, Figure 2): A two storey, symmetrical Arts & Crafts bungalow of c. 1925, and an unusual style for the area. This is a prominent building in the streetscape, featuring a central two storeyed projecting porch with surmounting balcony, and rough cast stucco with clinker brick detailing.
- 35-45 Derby Street, Kensington (HO9, Significant in precinct, Figure 3): This is a row of six modest interwar single-storey semi-detached dwellings, in free-standing pairs. They are unusual in the Kensington context, and gain significance from being a largely intact group. Features of note include the pairs at either end which have rendered gabled facades with return side walls leading through arches to side entrance bays, set in contrasting face brick gables. The central pair has arched entries to the front gables.
- Waddington's Houses, 4 and 6 Parsons Street, Kensington (HO1167, Significant in precinct, Figure 4): A later (1935-6) interwar pair of Spanish Mission style bungalows. Detailing includes twisted columns to portico, canted bay window and expressed brickwork detailing to rendered facades.

The subject dwelling is representative example of an interwar brick bungalow, the original part of which has a typical bungalow form and plan, is largely externally intact, and has a projecting gabled bay with adjoining wide verandah. It broadly compares with other single-storey free-standing examples of the early 1920s such as the bungalow at 17-19 Bayswater Road. While it is less substantial than the residence at 165 Rankins Road, which is unusual in the Kensington context, and less detailed than the later Parsons Road pair, the subject dwelling helps to demonstrate the diversity of interwar dwellings in the area and the fact of there not being a dominant or typical style for these residences in Kensington.



Figure 1 Residence, 17-19 Bayswater Road, Kensington (HO198)

Source: Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021



Figure 2 Alfred White's house, 165 Rankins Road, Kensington (HO1164)

Source: Kensington Heritage Review, Graeme Butler, 2013



Figure 3 43 and 45 Derby Street

Source: Lovell Chen



Figure 4 Waddington's houses, 6 Parsons Street,
Kensington (HO1167)

Source: Kensington Heritage Review, Graeme Butler, 2013

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

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

RECOMMENDATIONS

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

Extent of Overlay

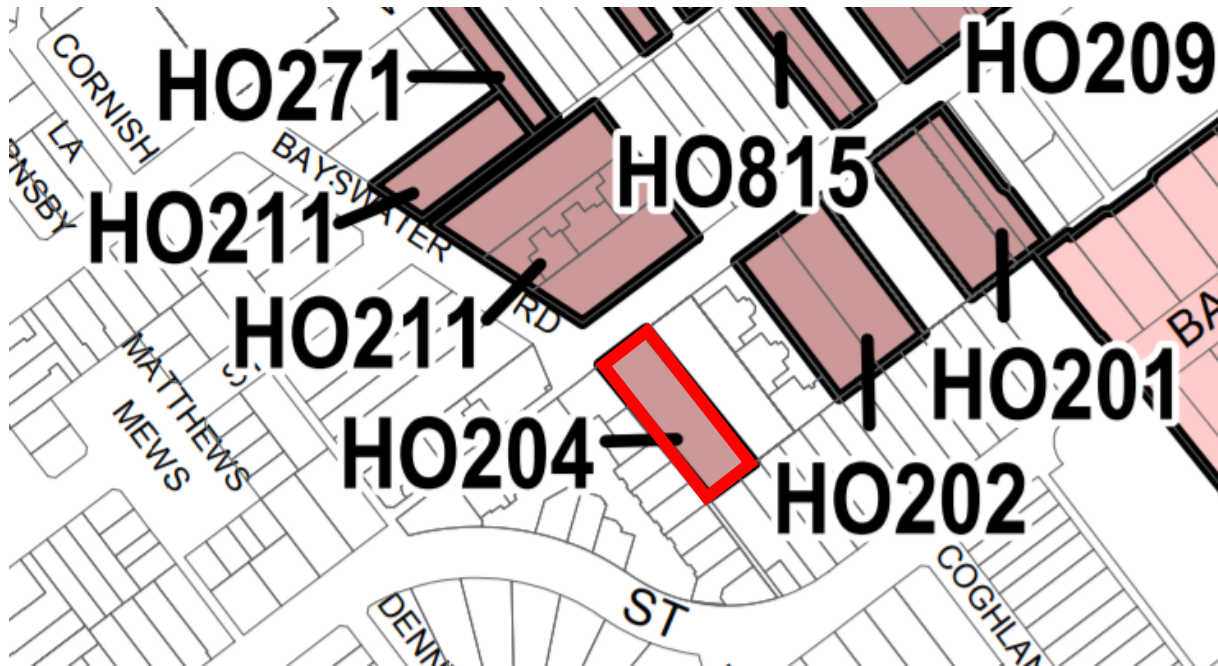


Figure 5 Detail of 4HO map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

City of Melbourne, Building Application Index, 83 Bayswater Road, Kensington, Public Record Office Victoria, via www.ancestry.com.au, accessed 7 December 2020.

City of Melbourne, rate books, Volume 43: 1907, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 58: 1922, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 59: 1923, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

Sands & McDougall, Melbourne directories, as cited

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

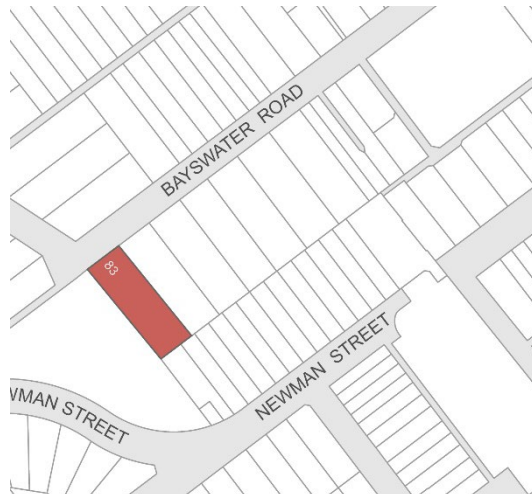
City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME 83 Bayswater Road, Kensington

STREET ADDRESS 83 Bayswater Road, Kensington



What is significant?

The dwelling at 83 Bayswater Road, Kensington, which was constructed in c.1921-22, and is a single-storey brick bungalow.

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

- The exterior of the dwelling as it presents to the street, including the bungalow form and massing, with a transverse roof, projecting gabled bay and adjoining wide verandah.
- Original interwar-era materials and details including the face brickwork, roughcast render, verandah balustrade, and timber-framed multi-paned windows.

Later elements including the low stone fence/border to the front of the property and weatherboard addition to the west side are not significant.

How it is significant?

The dwelling at 83 Bayswater Road, Kensington, is of representative significance to the City of Melbourne.

Why it is significant?

The dwelling at 83 Bayswater Road, Kensington, as constructed in c.1921-22, is a representative example of a local interwar brick bungalow which is largely externally intact. The dwelling has a typical bungalow form and plan, including a projecting gabled bay and adjoining wide verandah to the front, set beneath a transverse roof form with gables to the east and west ends. While typical, the dwelling is also distinguished by its simple detailing and handsome presentation to the street. Elements of note include the roughcast render as expressed to the gable in the projecting bay and replicated/complemented in the verandah balustrade, with its elegant bowed capping and paired timber columns to the piers at each end. The tripartite timber-framed window of the projecting gable is set beneath a bracketed awning, with the window detail and treatment also carried through to the verandah. The visible addition on the west side impacts on the original bungalow form and presentation but is ultimately a removable/reversible later element.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	Hill of Content bookstore
STREET ADDRESS	86 Bourke Street, Melbourne
PROPERTY ID	101223



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO538, HO500)

PLACE TYPE Individual Heritage Place **PROPOSED CATEGORY** Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Peck and Kempter **BUILDER:** Not known

DEVELOPMENT PERIOD: Interwar Period (c. 1919-c. 1940) **DATE OF CREATION / MAJOR CONSTRUCTION:** 1928

SITE HISTORY

The subject building is a purpose-built bookstore constructed in 1928 for Albert Henry (A H) Spencer.

Spencer had established Hill of Content in an existing building on this site on the Bourke Street hill in September 1922. He had relocated from Sydney, where he had been employed by Angus and Robertson for more than twenty years (Arnold, 2007: 27). With his business partner, Spencer and Hodges were 'new and secondhand booksellers, publisher [and] fine art dealers' (*The Argus*: 9 September 1922: 8). In c.1928, the previous shop was replaced by a three-storey building designed by architects Peck and Kempter in a 'chaste design', with a 'Renaissance treatment' to the façade and 'embodying the necessary requirements for the function of a business in an up-to-date manner' (*The Herald*, 8 February 1928: 13). The design for the 'modern book store' was described as incorporating 'ample display space' in the windows, with fire escapes to the rear and 'ornate' plaster ceilings to each floor (*The Herald*, 8 February 1928: 13). During construction, Spencer continued to operate his business by relocating to the nearby Eastern Market. As *The Herald* observed, the 'novel' location for his book emporium demonstrated that the 'friend of booklovers' was a bookseller 'who identifie[d] himself with his customers' point of view' (*The Herald*, 2 March 1928: 4).

In July 1928, an advertisement for Hill of Content stated that the business was 'home again!', and was operating from 'the large and handsome new building' (*The Argus*, 28 July 1928: 8). The new premises became known as 'a major outlet for antiquarian, second hand and fine new books' (Arnold, 2007: 28). Spencer sold the business to his previous employers, Angus & Roberson in 1951 and the shop has continued to be a well-known bookstore under various owners (Arnold, 2007: 28). The building does not appear to have undergone substantial change since the interwar period, although the shopfront was altered in 1959 and 1980 (CoM BA index, BA 33686, 21 October 1959 and BA 52599, 5 November 1980).

SITE DESCRIPTION

The purpose-built bookstore at 86 Bourke Street is constructed of rendered masonry and comprises a three-storey retail premises with an understated classicized expression. The shopfront and cantilevering verandah to the street have been altered but the two levels above are substantially intact. These levels of the façade are flanked by bold pilasters standing proud of the facade and rising to an abstract capital to the underside of the parapet. The stepped parapet presents as a trabeated arrangement modelled to overhand the façade below. Windows and spandrel panels are set back to give prominence to the resulting temple-front form. Detailing to the parapet is understated and incorporates simple dentillated devices and horizontal banding typical of the abstract approach to classicism preferred in the interwar period. Unusually, the façade incorporates ornamentation in the form of bundled rods, known as fasces, to architraves and window heads. Windows retain original fine mullions, and sills incorporate a simple fluted detail. While little remains of the original shopfront, pressed metal linings to the verandah soffit remain in place suggesting that it broadly retains its original form.

The name of the original owner, 'A.H. SPENCER', and the original bookstore name, 'HILL OF CONTENT', are on the façade.

COMPARATIVE ANALYSIS

Small city sites, such as the subject property, were part of a worldwide trend which saw them increase in value from the late nineteenth century, and with this came pressure to provide greater floor area so as to increase the financial returns. In Chicago, where a fire had wiped out a large part of the business district in 1871, experiments into the structure and architectural expression of taller commercial buildings commenced in the 1880s, undertaken by such notable American architects as Louis Sullivan (Apperly, 1989: 180). The advent of the steel structural frame, for example, made it possible to construct multi-storey buildings on smaller sites, with elevators providing access to

upper floors. The arrangement of columns and beams also eliminated the need for thick, load-bearing walls, permitting larger window openings than those of the earlier Victorian buildings. Developments in Chicago, New York and elsewhere therefore gave rise to a new paradigm for commercial buildings in highly built-up cities.

While these developments were slow to arrive in Melbourne, the local skyline nevertheless particularly began to change after WWI with tall buildings on small sites constructed in larger numbers; developments in the USA would also continue to propel local architectural practice into the post war period. Locally, structural frames of reinforced concrete formed the basis for most of these taller buildings. However, the American façade expressions were widely embraced; even for smaller buildings of three or four storeys (see for example Figure 2).

The design approach was flexible, and suited to a range of scales from warehouses, office blocks and department stores to modest retail premises; and the buildings were unified by their rendered exteriors and an understated mantle of classical ornament. The ground floor, sometimes incorporating a mezzanine, was expressed as a base to a simplified classicized composition. Above, repetitive intermediate floors were given a fairly neutral expression with proportions dictated by the structural grid. The arrangement was capped by a simple, usually stylised, classical parapet often incorporating the owner's name in raised lettering. Less commonly, these buildings were terminated by a simple overhanging cornice. As Apperley notes, 'more often than not, horizontal spandrels beneath each set of windows are recessed behind unbroken vertical pier-like elements which suggest giant classical pilasters running through several storeys'.

This approach involved straightforward building methods, suited to premises varying in height from three storeys, as per the subject building, through to six or more storeys. It required little ornamentation and provided an inexpensive alternative to the more refined Commercial Palazzi developments of the time (Apperley, 1989: 168).

- Toronto House, 183-185 Flinders Lane, Melbourne (HO506, Significant in precinct, Figure 1). Designed in the interwar period by the notable firm of HW & FB Tomkins, Toronto House is a concrete-framed commercial building, of 6-7 levels. It has an austere but carefully resolved expression, adopting a classically-ordered form and with detailing limited to the banded rustication to its base and pilastered central levels rising to an overhanging cornice. Adaptation to residential use has involved the removal of glazing to the corner window bays.
- Farrant's Building, 387 Little Bourke Street, Melbourne (HO1205, Significant in precinct, Figure 2). Farrant's Building at the intersection of Hardware Lane and Little Bourke Street was constructed in 1926 for saddle manufacturer Farrant Pty Ltd. It comprises three-storey retail and manufacturing premises. Constructed on a reinforced concrete frame, the building is rendered to produce an understated interwar classical expression with corners realised as stylised columns rising to abstracted capitals below a shallow parapet and triangular pediment. The name, Farrant's Building, is realised in rendered lettering on a spandrel panel at second floor level.
- Denyers, 264-266 Swanston Street (HO507, Significant in precinct, Figure 3): At five storeys in height, Denyers (c. 1914) is a taller example and more conventionally Chicagoan in its appearance. It is constructed in reinforced concrete with ornament including banded rustication to lower levels, decorative motifs to its spandrel panels and an overhanging cornice. The name, Denyers, is realised in rendered lettering on the parapet. It has been extensively altered at ground floor level.

The subject building illustrates the mode, as adopted locally for buildings on smaller sites, of the broader transition from British to American sources as the primary source of architectural inspiration in Melbourne, especially in the post-WWI period. The building compares comfortably with the other significant buildings cited above, of this general period and approach to construction. It retains its plain rendered expression and original and unusual window joinery at upper levels incorporating fascias into the design of its architraves. Original signage, while not uncommon in buildings of this type, also survives and illustrates its longstanding association with book retailing. The latter, as evidenced in the historical significance, also distinguishes this building among similar others, as does its prominence

on Bourke Hill, where its continuous operation for nearly 100 years had resulted in it being a well-known and even iconic retail bookstore in the city.

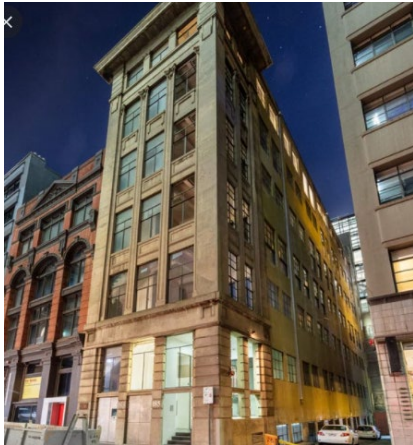


Figure 1 183-185 Flinders Lane
Source: realestate.com.au



Figure 2 Farrant's Building,
Source: Lovell Chen

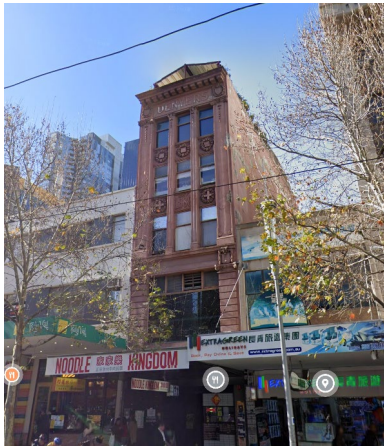


Figure 3 Denyers, 264-266 Swanston Street
Source: Streetview

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

RECOMMENDATIONS

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

Recommend the site name be updated in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme.

Extent of Overlay

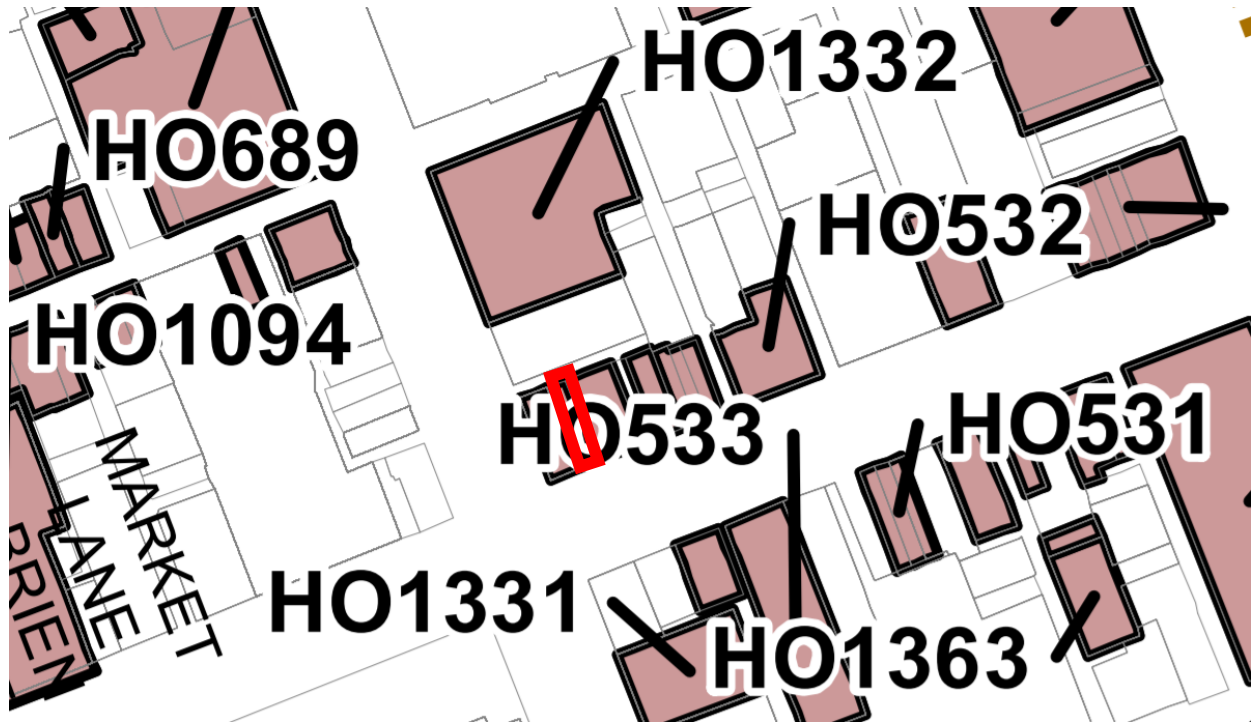


Figure 4 Detail of 8HO2 Map with location of HO538 indicated

(Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Apperly, Richard, *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the present*, Angus & Robertson, North Ryde, 1989

The Argus, as cited

Arnold, John, 'A Note on A. H. Spencer and the Hill of Content Bookshop', *La Trobe Journal*, No. 79, Autumn 2007

City of Melbourne, Building Application Index, Public Record Office Victoria, via www.ancestry.com.au, accessed 7 December 2020.

The Herald, as cited

PREVIOUS STUDIES

**Central Activities District
Conservation Study**

Graeme Butler, 1985

Central City Heritage Study Review

Philip Goad, Miles Lewis, Alan Mayne, Bryce Raworth, Jeff
Turnbull, 1993

Bourke Hill Precinct Heritage Review

Trethowan, 2015

STATEMENT OF SIGNIFICANCE

SITE NAME	Hill of Content bookstore
STREET ADDRESS	86 Bourke Street, Melbourne



What is significant?

The 1928 three-storey retail building, known as the Hill of Content bookstore at 86 Bourke Street, Melbourne.

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

- The exterior of the building as it presents to the street, including the narrow and elegantly proportioned form of the building, the intact upper levels façade, and the understated Classical expression.
- Original materials and details including the flanking pilasters with abstract capitals, stepped parapet with dentillated detailing and horizontal banding, remnant pressed metal in the verandah soffit, windows with fine mullions and fluted sills, and other ornamentation to architraves and window heads.

The name of the original owner, 'A.H. SPENCER', and the original bookstore name, 'HILL OF CONTENT', to the façade are sympathetic elements.

Altered elements including the shopfront and verandah while not specifically significant, are also generally sympathetic.

How it is significant?

The Hill of Content bookstore, at 86 Bourke Street, Melbourne, is of local historical and aesthetic significance to the City of Melbourne.

Why it is significant?

The Hill of Content bookstore at 86 Bourke Street, Melbourne, is of historical significance. The commercial building is a purpose-built bookshop which has operated from this site since 1928, when it was originally established by Albert Henry (A H) Spencer. The choice of noted architects Peck and Kempter to design the building, emphasizes the owner's ambitions for the business, and desire at the time for a 'modern book store'. Its prominent location in the Bourke Hill area of Melbourne's CBD, where it has been continuously operating for nearly 100 years and is a well-known and even iconic retail bookstore in Melbourne, enhances its historical significance.

The Hill of Content bookstore is also of aesthetic significance, as a handsome and largely externally intact retail building of the late 1920s. It is a narrow, elegantly proportioned building, which exhibits an abstract or understated

interwar Classical expression, enhanced by finely executed details. While the shopfront and verandah have been altered, this is not unusual for an historic retail building, where the façade to the upper levels remains largely intact. This is distinguished by flanking bold pilasters which stand proud of the façade's wall and rise to an abstract capital under the parapet; the stepped parapet with its trabeated arrangement, simple dentillated detailing and horizontal banding; windows with fine mullions and fluted sills, which are set back with the spandrel panels to give prominence to the temple-front form; and other ornamentation such as the fascies to architraves and window heads. The name of the original owner, 'A.H. SPENCER', and the original bookstore name, 'HILL OF CONTENT', are on the façade.

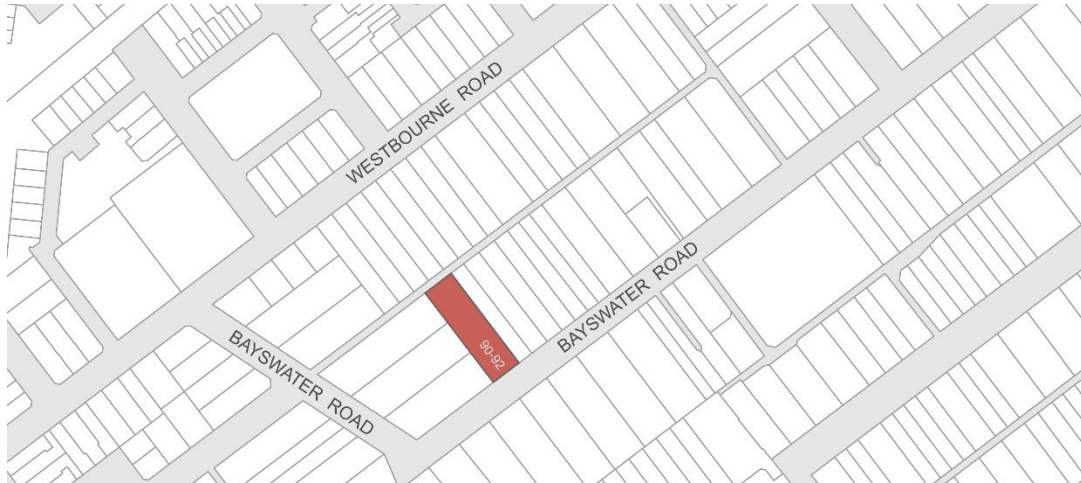
Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME 90-92 Bayswater Road, Kensington

STREET ADDRESS 90-92 Bayswater Road, Kensington

PROPERTY ID 100915



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO211)

PLACE TYPE Individual Heritage Place

PROPOSED CATEGORY Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Not known

BUILDER: William Elliott

DEVELOPMENT PERIOD: Federation/Edwardian Period (1902-c. 1918)

DATE OF CREATION / MAJOR CONSTRUCTION: c. 1908-9

SITE HISTORY

The subject residence was constructed in c. 1908-9 by owner William Elliott. Elliott lodged a notice of intent to build with the City of Melbourne in September 1908 for a weatherboard house. Elliott himself was listed as the builder, but no architect was recorded (CoM, notice of intent, no. 1050, 29 September 1908). The municipal rate books of 1908 list Elliott's property in Bayswater Road as 'land' with a value of £3 (CoM, rate books, 1908 Hopetoun Ward, rate no. 2476). The following year, improvements had been made, with the value increasing to £20 (CoM, rate books, 1909, Hopetoun Ward, rate no. 2476). In 1910, the residence was described as a five-roomed wood house (CoM, rate books, 1910, Hopetoun Ward, rate no. 2532). Elliott, sometimes recorded as Elliot, resided at the site into the 1920s, with a Mrs L Ryan occupying the house from c. 1930 into the 1970s (Allom Lovell, 1999, 90-92 Bayswater Road, Kensington).

SITE DESCRIPTION

The house at 90-92 Bayswater Road is a single-storey, asymmetrical Edwardian villa with a gable-ended bay, projecting to the street. The gable incorporates decorative barge boards and is finished in horizontal scalloped-edge weatherboards. The balance of the building façade is clad in block-fronted weatherboards. The roof is hipped and clad in corrugated galvanised steel with brackets to shallow eaves. Two rendered chimneys with moulded caps survive. The design incorporates a timber-framed verandah with a roof to a convex profile, turned timber posts and a frieze of timber fretwork. Windows to the street are paired timber casement arrangements with carved timber architraves and undersills. The steel and wire front fence is not original.

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The suburb is mainly residential, with commercial/retail premises concentrated on Macaulay Road and Bellair Street. Houses from the late nineteenth and early twentieth centuries, such as the subject property, are typical of the built form of Kensington in this period, including rows of terrace houses, semi-detached pairs, detached weatherboard villas, and some more substantial residences.

Asymmetrical weatherboard villas, such as the subject residence, are a common building type in Kensington, and demonstrative of the extent of residential development in the suburb in the 1900s and 1910s. By the end of the first decade of the twentieth century, buildings of this type had become favoured by builders and purchasers; and had become reasonably ubiquitous in the inner suburbs of Melbourne, including Kensington.

Other examples in Kensington include:

- Charles Hill House, 58 Barnett Street, Kensington (HO1163, Significant, Figure 1): Edwardian-era weatherboard villa on prominent corner site. Significant as an example of the more substantial residential development in Kensington, and as a key building in a locally significant streetscape.
- Residence, 56 McCracken Street, Kensington (HO9, Significant in precinct, Figure 2): A substantial weatherboard corner Edwardian residence, with the typical diagonal planning of Edwardian design. Details throughout are rich and varied, and include fretwork to the verandah, porthole window, bracketed eaves, shingles to the gable tops, bargeboards, and coloured glass sections to window. The gable end to McCracken Street is distinguished by a box bay window with 'waisted' hood above.
- Residence, 2 Bayswater Road, Kensington (HO205, Significant, Figure 3): Single-storey, asymmetrical Edwardian villa with a gable-ended bay, with timber strapping and roughcast render to the gable and timber

fretwork frieze to the verandah. It is a representative example of a Federation-era villa and is largely externally intact.

The subject dwelling is a good and largely externally intact example of this type of Federation-era villa in Kensington, incorporating typical features such as asymmetrical form, projecting gable-ended bay and block-fronted weatherboards. It incorporates finer detailing than the other Bayswater Road example, including the scalloped barge boards to the gable, turned timber posts and a frieze of timber fretwork; and these details assist in distinguishing the building.



Figure 1 Charles Hill House, 58 Barnett Street, Kensington (HO1163)

Source: Kensington Heritage Review Statements of Significance, Graeme Butler, March 2018



Figure 2 Residence, 56 McCracken Street, Kensington (HO9)

Source: Google Street View



Figure 3 Residence, 2 Bayswater Road, Kensington (HO205)

Source: Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

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

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place, with HO map amended to reflect this.

Recommend that the description of HO211 be updated from 'HO211 90-98 Bayswater Road, Kensington' to 'HO211 94-98 Bayswater Road, Kensington'.

Extent of Overlay

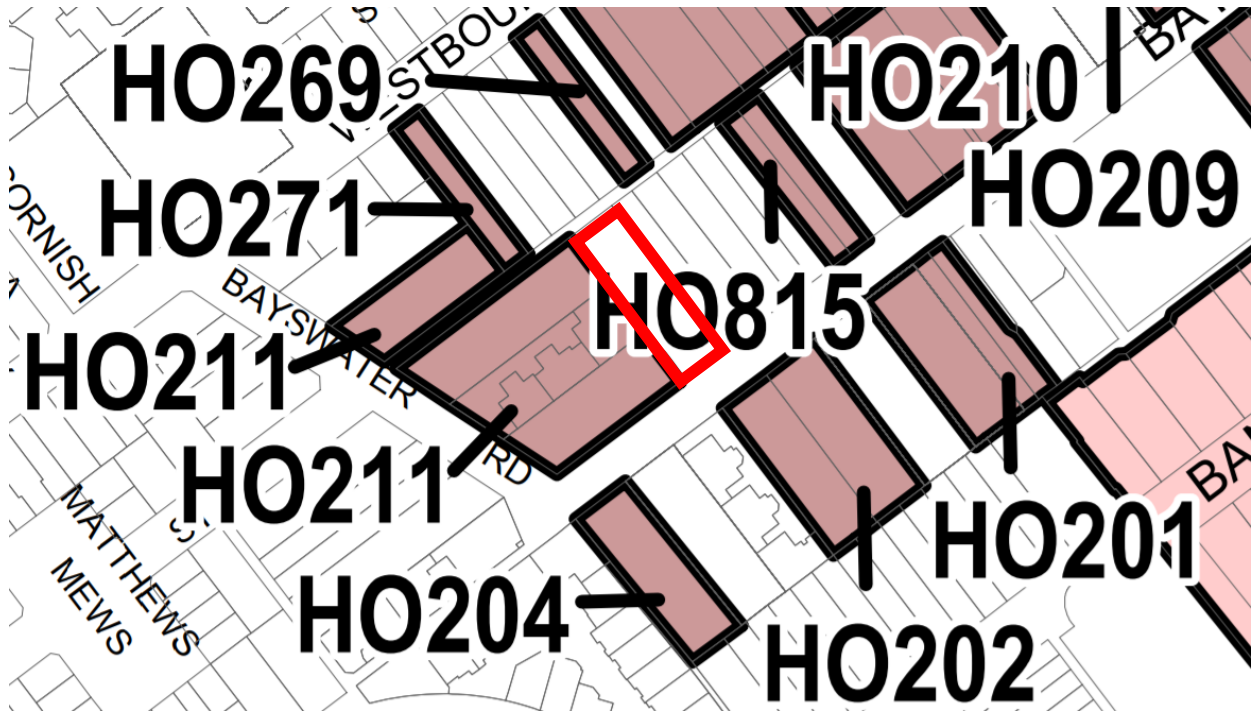


Figure 4 Detail of 4HO map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Form, 90-92 Bayswater Road, Kensington.

City of Melbourne, Notice of intent to build, no. 1050, 29 September 1908, via Miles Lewis Australian Architectural Index, record no. 82004, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 9 December 2020.

City of Melbourne, rate books, Volume 44: 1908, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 45: 1909, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

City of Melbourne, rate books, Volume 46: 1910, Hopetoun ward, VPRS 5708/P9, Public Record Office Victoria.

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

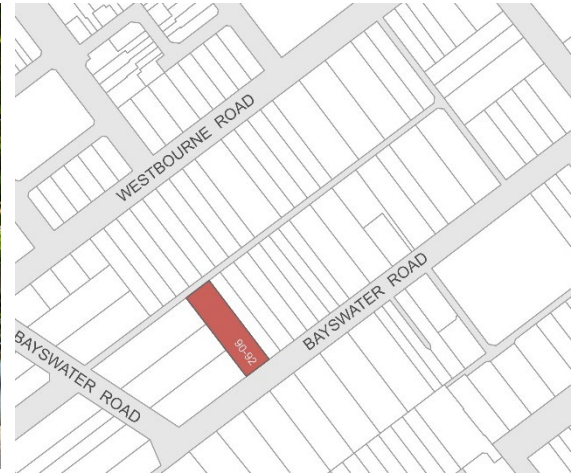
City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME 90-92 Bayswater Road, Kensington

STREET ADDRESS 90-92 Bayswater Road, Kensington



What is significant?

The dwelling at 90-92 Bayswater Road, Kensington, which was constructed in c. 1908-9, and is a single-storey weatherboard Federation-era villa.

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

- The exterior of the dwelling as it presents to the street, including the asymmetrical form and massing, projecting gable-ended bay and adjoining verandah.
- Original Federation-era materials and details including the horizontal weatherboards to the gable, block-fronted weatherboards to the remainder of the façade, and verandah details including the turned timber posts and timber fretwork frieze.

Later elements including the steel and wire front fence are not significant.

How it is significant?

The dwelling at 90-92 Bayswater Road, Kensington, is of representative significance to the City of Melbourne.

Why it is significant?

The c. 1908-9 dwelling at 90-92 Bayswater Road, Kensington is a representative example of a Federation-era villa, as was erected in the suburb in this period, and is largely externally intact. It has an asymmetrical form and massing, given emphasis by a gable-ended bay which projects to the street. The latter has horizontal weatherboards to the gable with a scalloped edge detailing, in contrast to the rest of the gable wall and overall façade which is finished in block-fronted weatherboards. Other details of note, which assist in distinguishing this dwelling, include the timber-framed verandah with a convex roof profile, turned timber posts and timber fretwork frieze; and carved timber architraves and undersills to windows.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	285 Walsh Street, South Yarra
STREET ADDRESS	Part 62-108 Anderson Street, South Yarra
PROPERTY ID	100426



Heritage precinct boundary
Other heritage categories in precinct not shown

SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY Yes (HO852)

PLACE TYPE Significant Place within HO6 South Yarra Precinct **PROPOSED CATEGORY** Significant

FORMER GRADE D

DESIGNER / ARCHITECT / ARTIST: Marcus Martin **BUILDER:** Not known

DEVELOPMENT PERIOD: Interwar Period (c. 1919-c.1940) **DATE OF CREATION / MAJOR CONSTRUCTION:** c. 1935-6

SITE HISTORY

The residence at 285 Walsh Street, South Yarra, was constructed c.1935-6. An application was made to the City of Melbourne in May 1935 for the 'erection of a dwelling' at the site, with the works valued at £2,090 (CoM, Building Application Index, BA 16377, 285 Walsh Street, South Yarra). The two/three-storey house was designed by notable interwar architect Marcus Martin and comprised living and service areas at ground floor level, with bedrooms on the first floor (CoM, Building Application Plans, BA 16377, 285 Walsh Street, South Yarra). The house was constructed for L K S Mackinnon, newspaper proprietor and manager, who died in August 1935 before the house was completed (ADB, Mackinnon, Lauchlan Kenneth Scobie). The property remained as part of MacKinnon's extensive estate, which also included the residence at no. 281 Walsh Street, before passing to his son, Donald MacKinnon. In 1936, the completed building was included in the municipal rate books, although it was described as flats, perhaps in part due to its design (CoM, rate books, 1936, Albert Ward South, rate no. 1159). However, there is no indication that the building was anything other than a single dwelling. Gerald McHarg was in occupation by the following year (CoM, rate books, 1936, Albert Ward South, rate no. 1159).

Marcus Martin is remembered as a specialist designer in quietly historicist modes which achieved a fashionable compromise between the period revival styles of the earlier twentieth century and the trend towards a simpler, and more Modern, architectural expression after c. 1930. Later becoming a restrained advocate of Modernism, Martin was also influential in steering local architects away from the flat roof in domestic design on the basis of its unsuitability for local conditions; influencing the work of later designers such as Mewton & Grounds (Bryce Raworth in Goad and Willis (eds) *Encyclopedia of Australian Architecture*: 432).

SITE DESCRIPTION

The house at 285 Walsh Street, South Yarra, as constructed c.1935-6, is a two/three-storey interwar residence adopting an austere Modernist demeanour. Constructed to a design by noted architect Marcus Martin, the rendered building is cubic in form and presents asymmetrically to the street. Roofs are hipped and clad in Marseille-patterned tiles with broad eaves and a simple rendered parapet. The residence is elevated above a generous front garden and is entered via brick stairs with a stepped balustrade, also in contrasting face brick. The stairs lead to a landing with a cantilevered canopy and refined rendered grille. Windows throughout are sliding sash arrangements with understated rendered sills. Windows to the street are particularly broad sliding sashes. An attached garage to the north side of the dwelling with open deck above are integral to the design.

COMPARATIVE ANALYSIS

South Yarra, in the interwar period, was a popular and prestigious residential suburb characterised by its proximity to parks and gardens and the Yarra River. It attracted residents of wealth and taste and their architects. Key among these residential designers was Marcus Martin, who had become an influential and celebrated designer of Georgian- and Mediterranean-inspired residences in the 1920s (Bryce Raworth in Goad and Willis (eds) *Encyclopedia of Australian Architecture*: 432). In the 1930s, he was particularly active in South Yarra, designing 17 buildings in Domain Road, South Yarra, alone.

Following the depression of the early 1930s, International modern and Moderne architectural styles and their local variants rose to prominence with Melbourne architects, including those who sought to recreate in an Australian setting, the pristine cubic Modernism of Le Corbusier and Walter Gropius. These buildings were characterised by flat roofs (or low-pitched roofs behind parapets), smooth-rendered or brick walls, and horizontally proportioned windows. Often, elevated decks and garages were also integrated into these buildings, which were considered the epitome of modern living.

Marcus Martin had travelled to Europe in 1932 where he experienced the new Modern architecture first-hand. He subsequently developed a residential hybrid, which was increasingly stripped of ornament and historicist references, and provided an austere Modernist expression to buildings that were otherwise, not substantially different to the Modern Georgian and Mediterranean dwellings that continued to serve as the foundation of his practice.

Local examples of Martin's work from this period are plentiful and include 42 Anderson Street and the maisonettes at 216 Domain Road, South Yarra. However, the most direct comparisons with the subject dwelling are located a few hundred metres from the subject building in the City of Stonnington. The Modern dwelling at 269 Domain Road and its stripped Neo-Georgian neighbour at 271 Domain Road, are both identified as significant buildings in Stonnington HO122, the Alexandra Avenue Precinct.

- Duplex residence, 271 Domain Road (Stonnington HO355, Significant in precinct, Figure 1). In 1934, Martin designed a pair of maisonettes for Mrs Reginald Flack at the corner of Domain Road and Avoca Street in South Yarra. These were discussed in a 1935 edition of the RVIA Journal which noted 'we are fortunate in being able to illustrate in this issue, an unusual type of domestic work. Essentially modern in conception, it restores to us the main characteristics of the 'maisonette' in a new form. A 'Duplex Residence' combines economy in construction and services with the convenience and compactness of a flat ...' (RVIA Journal May 1935: 28-32). The dwelling's shallow-pitched roof and plain rendered exteriors combine to produce an outcome that is less Georgian and more Modern and is directly comparable to the subject building.
- 269 Domain Road (Stonnington HO355, Significant in precinct, Figure 2). This building of 1938 was also designed for Mrs Reginald Flack and adopts the characteristics of emerging International Modernism in simple, but carefully composed, interlocking cubic volumes. The two-storey dwelling is finished in plain render with small panels of decorative brickwork. Its design incorporates an integrated garage and deck above, and features none of the ornament of Martin's earlier designs, being possibly the most literal reproduction of examples encountered by Martin during his overseas travels in 1932.
- Maisonettes, 216 Domain Road, South Yarra (HO6, contributory in precinct, Figure 3) This building (1936) was designed for Tristan Buesst. The two-storey maisonettes present as a single dwelling, adopting a presentation that recalls some of Martin's contemporary but grander residences. Designed to a simplified Georgian expression with a hipped roof and plain rendered exteriors these were simpler and more austere than Martin's work prior to his encounters with European Modernism in 1932. Despite the traditional form, these were still reasonably sophisticated Modern dwellings, particularly in terms of their internal planning and amenity.
- 44-46 Anderson Street, South Yarra (HO6, Contributory in precinct, Figure 4): Built in 1941 for Mrs E S van Stratten, this is one of the last buildings designed during Martin's short-lived partnership with Horace Tribe. The dwelling illustrates Martin's return to more straightforward Georgian formality prior to his service in WWII, albeit, stripped of ornament and unmistakably Modern in its intent. It is constructed in (then) fashionable face salmon brick with an expressed tiled roof; an understated portico and shutters being the only decorative reference to Martin's earlier Georgian designs.

Bryce Raworth has noted, 'the closest Martin was to come to a truly International modern expression is found in his treatment of 285 Walsh Street, South Yarra [the subject dwelling] and a house for Mrs Reginald Flack at 269 Domain Road' (Raworth, Marcus Martin: a survey of his life and work, Investigation Project, University of Melbourne, 1986). In the case of the subject dwelling, it is also contemporary with the first experiments in the mode undertaken by local architects including Mewton and Grounds, notably their strictly Modern Stooke House (Brighton, 1934, demolished). The subject house skilfully reconciles the compositional and aesthetic challenges of the emerging Modernist expression with the fashionable sensibilities of interwar South Yarra. Considered both as an element within Martin's catalogue and as a refined example of a dwelling employing the new Modernist aesthetic, the subject McKinnon

House clearly presents as a building of significance on par with those cited above in nearby Stonnington; and could be considered at a higher level than other buildings of his in the general locale such as 216 Domain Road and 42 Anderson Street.



Figure 1 Duplex residence, 271 Domain Road South Yarra
Source: Google Streetview



Figure 2 269 Domain Road, South Yarra
Source Google Streetview



Figure 3 Maisonettes, 216 Domain Road, South Yarra
Source: Google Streetview



Figure 4 44-46 Anderson Street, South Yarra
Source: Google Streetview

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).
-
- CRITERION F**
Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
-
- CRITERION G**
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
-
- CRITERION H**
Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommended removal of HO852 from the Schedule to the Heritage Overlay of the Melbourne Planning Scheme and inclusion of 285 Walsh Street in an expanded HO6 as a significant place within a precinct.

Extent of Overlay

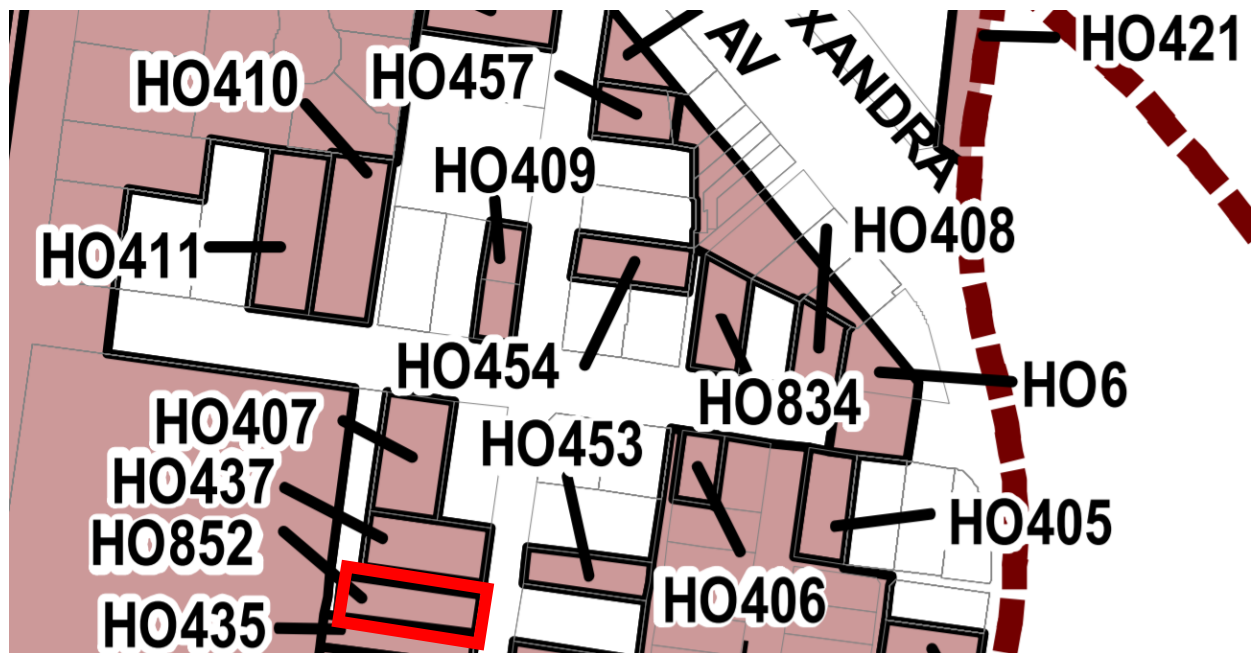


Figure 5 Detail of 11HO map with the subject site indicated. Note, recommended removal of HO852 from the Schedule to the Heritage Overlay of the Melbourne Planning Scheme and inclusion of 285 Walsh Street in an expanded HO6, extent of expanded HO6 not shown.

(Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

CoM, Building Application Index, 285 Walsh Street, South Yarra, Public Record Office Victoria, accessed via www.ancestry.com.

City of Melbourne, Building Application Plans, BA 16377, 285 Walsh Street, South Yarra, VPRS 11200/P1/1863, Public Record Office

Goad, Phillip and Willis, Julie (eds), *Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012

Raworth, Bryce, 'Marcus Martin: a survey of his life and work', Investigation Project, University of Melbourne, 1986

Serle, Geoffrey, 'Mackinnon, Lauchlan Kenneth Scobie (1861–1935)', Australian Dictionary of Biography, Australian National University, 1986, <http://adb.anu.edu.au/biography/mackinnon-lauchlan-kenneth-scobie-7772>, accessed 16 December 2020.

Royal Victorian Institute of Architects, *Journal of the Royal Victorian Institute of Architects*, May 1932.

PREVIOUS STUDIES

South Yarra Conservation Study

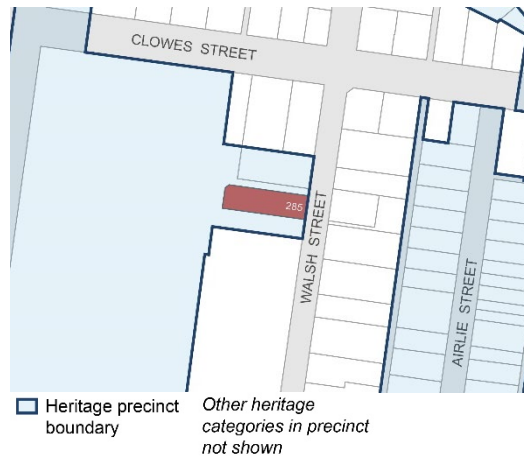
Meredith Gould, 1985

City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME	285 Walsh Street, South Yarra
STREET ADDRESS	Part of 62-108 Anderson Street, South Yarra



What is significant?

The residence at 285 Walsh Street, South Yarra, was constructed c.1935-6.

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

- The exterior of the building as it presents to the street, including the austere Modernist expression, as evidenced in the simple but well-executed cubic form, asymmetric presentation and elevated siting and entry.
- Original materials and details including the rendered expression, stepped face brick staircase and entrance landing with cantilevered canopy and rendered grille, sliding sash windows and integrated garage

How it is significant?

The residence at 285 Walsh Street, South Yarra, as constructed c.1935-6, is of local aesthetic significance to the City of Melbourne. It is a significant heritage place which also makes a contribution to the South Yarra Precinct (HO6).

Why it is significant?

The two/three-storey residence at 285 Walsh Street, South Yarra, was constructed c.1935-6 and is of aesthetic significance to the South Yarra Precinct. The dwelling was designed by noted interwar architect Marcus Martin, for L K S Mackinnon, newspaper proprietor and manager. Martin was prolific in the South Yarra area. The aesthetic significance derives from the austere Modernist expression, as evidenced in the simple but well-executed cubic form and asymmetric presentation. The elevated siting is given emphasis by the stepped brick staircase and entrance landing with cantilevered canopy and rendered grille. The sliding sash windows with understated rendered sills, including the particularly broad sliding sashes to the front façade, are of note; while the integrated garage reflects the increasing desire to provide for motor vehicle accommodation in residential design. The dwelling also reflects Martin's skill in achieving more Modernist outcomes for his clients, while designing houses which could be substantial but still sat comfortably within (what was often the case in this period) more traditional settings. His reconciliation of Modernist principles and practicality is sensitively achieved in the subject building.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	Peter Hall Building (formerly known as the Richard Berry Building)
STREET ADDRESS	Part of University of Melbourne, part 156-290 Grattan Street, Parkville
PROPERTY ID	104468



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	Yes (HO820)		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	D
DESIGNER / ARCHITECT / ARTIST:	Public Works Department (Samuel C Brittingham & Alfred R La Gerche)	BUILDER:	Not known
DEVELOPMENT PERIOD:	Interwar Period (c.1919-c.1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1919-23

SITE HISTORY

The Peter Hall Building at the University of Melbourne was built in 1919-23 to house the School of Anatomy, with the first Professor of Anatomy being Richard Berry. The building was known for a long time known as the Richard Berry Building. Before becoming a professor at the University of Melbourne, Berry had been a lecturer at the School of Medicine at the Royal Colleges in Edinburgh, and an examiner in anatomy at the Royal College of Surgeons (Allom Lovell, 1999, Richard Berry Building).

Berry arrived in Melbourne in 1905 and was outspoken in his criticism of some of the earlier and older University buildings. In this way he was seen to be 'progressive'. He also claimed to have been responsible for planning the new Anatomy Building, if not exactly the design, which did not link with, or refer to, the medical buildings to the north in this area of the campus. The building was a large undertaking and was for some time known as 'Berry's Folly' (*Architecture on Campus*, 2013).

The design was undertaken by the Victorian Public Works Department (PWD), following a decision by the University in the immediate pre-WWI period to break with the tradition (temporarily at least) of using private architectural practices for the major campus buildings. Samuel C Brittingham was the Chief Architect of the PWD at this time, and it was during his term that the subject building was designed, although it is considered that the architect responsible was Alfred R La Gerche. One of the earliest drawings of the building, from 1919, is initialled by La Gerche (*Architecture on Campus*, 2013). Berry also apparently later disowned the exterior of the building, which has never been well-regarded for its architectural expression. Later additions were undertaken, including in 1995 and 1997 (*Architecture on Campus*, 2013).

The building is currently occupied by the School of Mathematics and Statistics (<https://ms.unimelb.edu.au/>) and is now known as the Peter Hall Building. Hall was a renowned mathematician and statistician, and in the period after anatomy was no longer taught in the building, he undertook much internationally recognised work there. The name change followed the death of Hall in 2016 (<https://www.bbc.com/news/world-australia-39376013>).

The building's change of name also came about after long deliberations by the University, and a campaign by staff and students to remove that of the controversial first Professor of Anatomy. Richard Berry, in the early decades of the twentieth century, had a highly contentious reputation as a 'flag bearer' for the eugenics movement. His views on race, anatomy and mental/intellectual capacity, including in relation to Australia's indigenous people, were repugnant to many. Berry's ghoulish tendency to collect skeletons, as demonstrated in the 2003 discovery by the University of hundreds of human bones and skulls, was also abhorrent. Berry died in 1962, aged 95; the Eugenics Society of Victoria was disbanded just before his death, in 1961. It had included many prominent members of Melbourne society (<https://www.bbc.com/news/world-australia-39376013>).

SITE DESCRIPTION

The Peter Hall Building is a large and prominent red brick building located on the north side of Monash Road, within the University campus, adjoining Swanston Street. The main façade faces south, to Monash Road, where an entrance is in a comparatively small brick portico. The building incorporates various wings, bays and additions of between one and three storeys, and variously with flat, hipped or gable-ended roof forms. A 1945 aerial image illustrates the building and its footprint at that time and indicates that the current building as seen from Monash Road largely remains the same. This includes (from west to east) a two-storey bay with south-facing gable end; a two-storey bay with a transverse gable; the main central flat-roofed component of three storeys; a two/three storey flat-roofed bay which projects south to Monash Road from the main central component and includes the entrance portico; and a two-storey bay with an east-facing gable end. To the rear/north side are other apparently early components, again of varying heights and roof forms, together with later additions, believed to have been undertaken in the 1970s. The various building volumes and forms tend not to read or present in the manner of a

considered or balanced arrangement; the effect of the various wings, bays and additions also tends to 'muddy' an understanding of the original building footprint.

Moving on from the different building volumes described above, the external expression or style of the Peter Hall Building exhibits a Gothic Revival character. This style, which is evident in and more successfully applied to other University buildings, is mainly found here in the windows which include plain and leadlight glazing, with stone surrounds and mullions, and decorative spandrel panels; and in the details of the entrance portico. The Gothic Revival character is not applied or carried convincingly across the whole of the building.

COMPARATIVE ANALYSIS

The foundation stone for the University of Melbourne was laid in July 1854, and the first faculty buildings, now known as the Law School Building and Old Quadrangle, were constructed in 1854-1857. These initiated what was effectively a cluster of buildings set in a large park on the fringe of a rapidly evolving Gold Rush era city (<https://about.unimelb.edu.au/our-history>). The University building program continued apace from this time, through to the present day, although in the last decade of the nineteenth, and first decade of the twentieth century, campus construction activity declined, largely due to the 1890s economic depression. The First World War in the second decade of the twentieth century also impacted on development (*Architecture on Campus*, 2013).

However, the University moved on from these turbulent years, aided also by Government grants for campus improvements. New buildings were constructed in the period leading up to the Second World War and immediately following, including the subject Peter Hall (Richard Berry) Building which was the first School of Anatomy building, and others including the following:

- Old Arts Building (Victorian Heritage Register, VHR H0924, Figure 1). Constructed in 1919-1924, designed by Samuel C Brittingham with the involvement of Alfred R La Gerche. This was the last all stone building constructed on campus; and was located adjacent to the Old Quadrangle in the central core of the campus. Architecturally, it is in the Tudor-Gothic style and is distinguished by a prominent five-level castellated and turreted clock tower which is an important landmark in the oldest precinct on campus. The building design draws inspiration from the original University buildings and forms a coherent visual unit with them. Historically, it symbolises the historical association between the Arts Faculty and the Law Building and Quadrangle, whereby the latter is the oldest building on campus where arts subjects were originally taught. (<https://vhd.heritagecouncil.vic.gov.au/places/916>).
- Veterinary and Agricultural Sciences Building (also known as Agriculture Forestry Building) (HO872, Significant, Figure 2). Constructed in 1920-23, the Veterinary and Agricultural Sciences Building is of historical significance as the first purpose-built academic teaching facility for the study of agriculture at the University, constructed some years after the subject was first taught. The building came about after the appointment to the University of the Superintendent of Agriculture in the Victorian Department of Agriculture, Dr A E V Richardson, and the introduction of the *Agricultural Education Act* of 1919. It was designed in a restrained neo-Georgian red brick style by the Victorian Public Works Department (PWD), with Samuel C Brittingham as Chief Architect, and Alfred R La Gerche believed to be responsible for the design. The building also derives some significance from its Royal Parade location and its historical association with the System Garden, in what was regarded as a 'biological precinct' in the campus. (Citation, Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021).
- Botany Building (excluding North Wing) (HO329, Significant, Figure 3). Constructed in 1928-29, to a Victorian Public Works Department (PWD) design, where Edwin Evan Smith was (by now) the Chief Architect. A J Ewart, the first Professor of Botany (from 1906 to 1937), was understood to be 'strongly spoken' on aspects of the design, although Smith has been attributed with the Gothic Revival style in brick with stone dressings. The building is also noted for the later stained-glass window to the stairwell, by

Napier Waller, which depicts botanical themes; and has been described as 'a very fine building of its time'. (*Architecture on Campus*, 2013).

- Walter Boas Building (also known as CSIRO Science Building) (HO334, Significant, Figure 4). Constructed in 1948-53 for the CSIRO Division of Tribophysics, or Material Science, the Walter Boas Building is of historical importance and aesthetic interest. Its historical significance derives from it being occupied by the CSIRO for over thirty years, and as a rare example of a University of Melbourne campus building designed for a Commonwealth organisation. Aesthetically, it has been described as 'retardataire in style', meaning it was designed in an earlier or outdated style, albeit still to harmonise with other campus buildings, including historicist interwar buildings. In this way, it is considered to make a contribution to the overall architectural character of the University. (Allom Lovell, 1999, Walter Boas Building)

As noted, the Peter Hall Building is one of several buildings added to the University of Melbourne campus in the period between the First and Second World Wars, and immediately following. It was designed, as with several other buildings cited above, by the Victorian Public Works Department (PWD) with Samuel C Brittingham as the Chief Architect and Alfred R La Gerche more likely responsible for the design.

The Peter Hall Building is not as significant as the VHR-listed Old Arts building in terms of its architectural qualities, including the latter's last use of all stone construction material on campus, and the landmark tower. However, the design of the subject building, as with the Old Arts, did draw on inspiration from earlier University buildings, including through application of the Gothic Revival style.

The Peter Hall Building is comparable to the Veterinary and Agricultural Sciences Building in terms of its date of construction and historical significance. As with the Peter Hall Building, the Veterinary and Agricultural Sciences Building is significant as the first purpose-built academic teaching facility for the study of a discipline which had been taught on campus for some time prior (in this case agriculture). It was similarly built under the auspices of an influential University figure in Dr A E V Richardson. The Veterinary and Agricultural Sciences Building is also located on the periphery of the campus, facing out to Royal Parade on the west of the University, whereby the Peter Hall Building is prominent to Monash Road, near one of the eastern entries to the University.

The Botany Building is more significant than the Peter Hall Building in terms of its architecture. However, it again shares a history of being constructed some years after the teaching of botany commenced at the University, and under the influence of another influential figure, A J Ewart, the Professor of Botany. His involvement in aspects of the design also has echoes of Richard Berry's influence on the design of the subject building.

While the Walter Boas Building is later than the Peter Hall Building, it is another University Building which is not renowned for its architecture - which has been described as 'retardataire in style' - but more so for its history. The latter significance derives from its association with the CSIRO for over thirty years, and as a rare example of a campus building designed for a Commonwealth organisation. As with the Peter Hall Building, it also has some recognition for its attempt at harmonizing architecturally with other campus buildings.

The association between the Peter Hall Building and Richard Berry is also an important distinction for the subject building. A divisive figure, with contentious views on anatomy and race, Berry was nevertheless a prominent academic and an influential University figure in the early decades of the twentieth century. The later association with renowned mathematician and statistician Peter Hall, after who the building was eventually named, is also of note.



Figure 1 Old Arts Building (VHR 924)
Source: Commons.wikipedia.org



Figure 2 Veterinary Agriculture & Sciences Building (HO872)
Source: Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021



Figure 3 Botany Building (HO329)
Source: unimelb.edu.au



Figure 4 Walter Boas Building (HO330)
Source: unimelb.edu.au

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, Building Identification Form, Richard Berry Building, 1999.

Allom Lovell & Associates, *City of Melbourne Heritage Review*, Building Identification Form, Walter Boas Building, 1999.

Architecture on Campus: A Guide to the University of Melbourne and its Campuses, Phillip Goad & George Tibbits, 2013.

<https://ms.unimelb.edu.au/>, accessed 11 December 2020.

<https://www.bbc.com/news/world-australia-39376013#:~:text=%22The%20Berry%20Building%20was%20renamed,a%20statement%20to%20the%20BBC>, accessed 11 December 2020.

<https://about.unimelb.edu.au/our-history>, accessed 21 June 2021.

PREVIOUS STUDIES

**Carlton, North Carlton and Princes Hill
Conservation Study**

Nigel Lewis and Associates, 1984

City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME	Peter Hall Building (formerly known as the Richard Berry Building)
STREET ADDRESS	Part of University of Melbourne, part 156-290 Grattan Street, Parkville



What is significant?

The Peter Hall Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville), constructed in 1919-23, which originally housed the School of Anatomy and which is sited on Monash Road, within the University of Melbourne campus.

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

- The prominence of the building to Monash Road, near one of the eastern entries to the University, where it has been a large and recognizably dominant campus building for many decades.
- The overall fabric and form of the building, to the extent that it helps demonstrate the subject building as one of the University's Gothic Revival academic buildings.

How it is significant?

The Peter Hall Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville), of 1919-23, which originally housed the School of Anatomy at the University of Melbourne, is of local historical and associative significance to the City of Melbourne.

Why it is significant?

The Peter Hall Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville) is of historical significance. The building was constructed in 1919-23 to house the School of Anatomy, under the auspices of the first Professor of Anatomy, Richard Berry, and was for a long time known as the Richard Berry Building. It is significant as the focus of anatomy teaching at the University for many decades. The design of the building was undertaken by the Victorian Public Works Department (PWD), with Samuel C Brittingham being the Chief Architect at the time, although Alfred R La Gerche (also of the PWD) is attributed with the design, with one of the earliest drawings of the building, from 1919, having his initials. Richard Berry, who helped plan the building, had arrived in Melbourne in 1905 and proved to be a divisive figure due to his views on anatomy and race. His contentious views, and reputation, eventually led to a name change for the building. Peter Hall was a renowned mathematician and statistician, and in the period after anatomy left the building, he undertook much internationally recognised work there. The building is also significant for this work and for the teaching of mathematics and statistics.

The Peter Hall Building is also significant for its association with the highly controversial and contentious figure of Richard Berry. While he came to be reviled, Berry was in his time a prominent academic and an influential figure in

the now discredited eugenics movement, including the Eugenics Society of Victoria. Berry also, unusually, had a significant hand in the planning of the Anatomy Building, which in turn was known as 'Berry's Folly'.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	Veterinary and Agricultural Sciences Building
STREET ADDRESS	Part of University of Melbourne, part 156-290 Grattan Street, Parkville
PROPERTY ID	104468



SURVEY DATE: November 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	Yes (HO872)		
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	D
DESIGNER / ARCHITECT / ARTIST:	Public Works Department (Samuel C Brittingham & Alfred R La Gerche)	BUILDER:	Not known
DEVELOPMENT PERIOD:	Interwar Period (c.1919-c.1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1920-3

SITE HISTORY

The Veterinary and Agricultural Sciences Building at the University of Melbourne was constructed in 1920-3 (*Architecture on Campus*, 2013), although the teaching of agriculture at the University commenced in the early 1900s, with Thomas Cherry the first professor. However, in this early period, the course was underfunded and after Cherry's term expired in 1916, the course declined, before being revived in the 1920s. Notwithstanding the interruption of World War I, the revival was supported by the appointment of Dr A E V Richardson, the Superintendent of Agriculture in the Victorian Department of Agriculture, to the University in 1917 (*Architecture on Campus*, 2013); and the introduction of the *Agricultural Education Act* of 1919 (Allom Lovell, 1999, Faculty of Agriculture, Forestry & Horticulture).

Funding (some £7,000) was provided by the Government in this period for construction of a new purpose-built faculty building at the University, being the subject building in its original form (Allom Lovell, 1999, Faculty of Agriculture, Forestry & Horticulture).

Samuel M Wadham was the next, full-time professor, and from this period the faculty rapidly developed, with enrolments increasing dramatically after World War II. The growth in the course resulted in additions to the original building in the mid-1950s, 1962 and mid-1970s (*Architecture on Campus*, 2013), although the 1970s addition to the north of the original building has recently been redeveloped. Later developments also included the addition of the School of Forestry to the Faculty of Agriculture, having previously been in the Faculty of Science. In 1995, the school which was housed in the subject building changed its name to the Faculty of Agriculture, Forestry and Horticulture (Allom Lovell, 1999, Faculty of Agriculture, Forestry & Horticulture). In 2013 the building was known as the Institute of Land and Food Resources (*Architecture on Campus*, 2013). The building currently houses the Faculty of Veterinary and Agricultural Sciences (<https://fvas.unimelb.edu.au/>).

In terms of the design of the building, this was undertaken by the Victorian Public Works Department (PWD), following a decision by the University in the immediate pre-WWI period to break with the tradition (temporarily at least) of using private architectural practices for the major campus buildings. Samuel C Brittingham was the Chief Architect of the PWD at this time, and it was during his term that the subject building was designed, although it has been suggested that the specific architect was Alfred R La Gerche (*Architecture on Campus*, 2013).

The Royal Parade location of the subject building is associated with the System Garden, in the north-western part of the University campus. This was regarded as a 'biological precinct' where the School of Botany (now the School of Bio Sciences) was also co-located with the new Agriculture Building. When constructed in the early 1920s, the subject building was located on part of, and effectively intruded into, the western part of the Garden, and was the first academic building to be associated with the Garden (*Architecture on Campus*, 2013); while the Botany Building, of 1929, was similarly constructed on the eastern side of the Garden, opposite the Agriculture Building (<https://sustainablecampus.unimelb.edu.au/the-system-garden/the-garden/history>).

The restrained neo-Georgian style of the red brick building has been described as 'unique' in the University (*Architecture on Campus*, 2013).

While not documented here, the subject building is also likely to have been valued by successive generations of agriculture academics and students.

SITE DESCRIPTION

The Veterinary and Agricultural Sciences Building is located on the east side of Royal Parade, south of Tin Alley. The building comprises the original early 1920s component, together with red brick additions of the 1950s and 1962 (the 1970s addition has been redeveloped).

It is a double-storey face red brick Georgian Revival, or neo-Georgian, building with a hipped terracotta tiled roof, and raised brick bands as details to the corners. The original portion, which is located at the north end of the current building, has (or had) a symmetrical façade with repetitive fenestration of multi-paned double-hung timber-framed sash windows. Additions, which generally reproduce the style and materials of the original building, have been made to the south, extending the building on its original line plus adding (in the 1950s) a projecting bay on the west side which has an adjoining elevated entry porch (a later entry) with a flat concrete roof and a multi-paned glazed screen; and (in the 1960s) a further addition to the south which extends to the east. The additions have impacted on the original symmetrical design and form of the building.

COMPARATIVE ANALYSIS

The foundation stone for the University of Melbourne was laid in July 1854, and the first faculty buildings, now known as the Law School Building and Old Quadrangle, were constructed in 1854-1857. These initiated what was effectively a cluster of buildings set in a large park on the fringe of a rapidly evolving Gold Rush era city (<https://about.unimelb.edu.au/our-history>). The University building program continued apace from this time, through to the present day, although in the last decade of the nineteenth, and first decade of the twentieth century, campus construction activity declined, largely due to the 1890s economic depression. The First World War in the second decade of the twentieth century also impacted on development (*Architecture on Campus*, 2013).

However, the University moved on from these turbulent years, aided also by Government grants for campus improvements. New buildings were constructed in the period leading up to the Second World War and immediately following, as per the subject Veterinary and Agricultural Sciences Building, and others including the following:

- Old Arts Building (Victorian Heritage Register, VHR 924, Figure 1). Constructed in 1919-1924, designed by Samuel C Brittingham with the involvement of Alfred R La Gerche. This was the last all stone building constructed on campus; and was located adjacent to the Old Quadrangle in the central core of the campus. Architecturally, it is in the Tudor-Gothic style and is distinguished by a prominent five-level castellated and turreted clock tower which is an important landmark in the oldest precinct on campus. The building design draws inspiration from the original University buildings and forms a coherent visual unit with them. Historically, it symbolises the historical association between the Arts Faculty and the Law Building and Quadrangle, whereby the latter is the oldest building on campus where arts subjects were originally taught. (<https://vhd.heritagecouncil.vic.gov.au/places/916>).
- Peter Hall Building (HO820, Significant, Figure 2). Constructed in 1919-23 to house the School of Anatomy and designed by the Victorian Public Works Department (PWD) with Samuel C Brittingham as Chief Architect and Alfred R La Gerche largely attributed with the design. The Peter Hall Building is of historical significance. It was the focus of anatomy teaching at the University for many decades, albeit some years after anatomy was first taught on campus. It was originally known as the Richard Berry Building, after the first Professor of Anatomy, and is significant for its association in the first decades of the twentieth century with this influential and divisive University figure. Berry's reputation eventually led to a name change for the building, after Peter Hall who undertook much internationally recognised work there in the fields of mathematics and statistics. The large building is also noted for its prominence to Monash Road near one of the eastern entries to the University. The Gothic Revival design, while not successful here, helped carry on the traditional approach to many of the University's older buildings. (Citation, Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021).
- Botany Building (excluding North Wing) (HO329, Significant, Figure 3). Constructed in 1928-29, to a Victorian Public Works Department (PWD) design, where Edwin Evan Smith was (by now) the Chief Architect. A J Ewart, the first Professor of Botany (from 1906 to 1937), was understood to be 'strongly spoken' on aspects of the design, although Smith has been attributed with the Gothic Revival style in brick with stone dressings. The building is also noted for the later stained-glass window to the stairwell, by

Napier Waller, which depicts botanical themes; and has been described as 'a very fine building of its time'. (*Architecture on Campus*, 2013).

- Walter Boas Building (also known as CSIRO Science Building) (HO334, Significant, Figure 4). Constructed in 1948-53 for the CSIRO Division of Tribophysics, or Material Science, the Walter Boas Building is of historical importance and aesthetic interest. Its historical significance derives from it being occupied by the CSIRO for over thirty years, and as a rare example of a University of Melbourne campus building designed for a Commonwealth organisation. Aesthetically, it has been described as 'retardataire in style', meaning it was designed in an earlier or outdated style, albeit still to harmonise with other campus buildings, including historicist interwar buildings. In this way, it is considered to make a contribution to the overall architectural character of the University. (Allom Lovell, 1999, Walter Boas Building)

As noted, the Veterinary and Agricultural Sciences Building is one of several buildings added to the University of Melbourne campus in the period between the First and Second World Wars, and immediately following. It was designed, as with several other buildings cited above, by the Victorian Public Works Department (PWD) with Samuel C Brittingham as the Chief Architect and Alfred R La Gerche more likely responsible for the design.

The Veterinary and Agricultural Sciences Building is not as significant as the VHR-listed Old Arts building in terms of its architectural qualities, including the latter's last use of all stone construction material on campus, and the landmark tower. The design of the subject building, in a neo-Georgian red brick style, is restrained, and additions have also impacted on the original symmetrical form and arrangement of the building.

The Veterinary and Agricultural Sciences Building is comparable to the Peter Hall Building in terms of its date of construction and historical significance. The latter includes the Peter Hall Building being significant as the first purpose-built academic teaching facility for the study of a discipline (in this case anatomy) which had been taught on campus for some time prior. The Peter Hall Building was also built under the auspices of an influential University figure in Richard Berry, albeit one who came to polarise opinions. The Peter Hall Building is additionally located on the eastern periphery of the campus and prominent to Monash Road, near one of the eastern entries; while the Veterinary and Agricultural Sciences Building is on the western edge of the campus, facing out to Royal Parade and maintaining an association with the historical System Garden. It was in fact the first academic building to be associated with the Garden, in what was regarded as a 'biological precinct' in the campus.

The Botany Building is more significant than the Veterinary and Agricultural Sciences Building in terms of its architecture. However, it again shares a history of being constructed some years after the teaching of botany commenced at the University, and under the influence of another influential figure, A J Ewart, the Professor of Botany. This building also shares an association with the Veterinary and Agricultural Sciences Building in terms of being located near the System Garden, on the eastern side of the Garden.

While the Walter Boas Building is later than the the Veterinary and Agricultural Sciences Building, it is another University building which is not renowned for its architecture - which has been described as 'retardataire in style' - but more so for its history. The latter significance derives from its association with the CSIRO for over thirty years, and as a rare example of a campus building designed for a Commonwealth organisation.



Figure 1 Old Arts Building (VHR 924)
Source: Commons.wikipedia.org



Figure 2 Peter Hall Building (HO820)
Source: Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021



Figure 3 Botany Building (HO329)
Source: unimelb.edu.au



Figure 4 Walter Boas Building (HO330)
Source: unimelb.edu.au

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

RECOMMENDATIONS

Recommended for retention in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place; that mapping be updated to reflect the building footprint; and that the name of the building be updated in the Schedule to reflect the current name: Veterinary and Agricultural Sciences Building, The University of Melbourne.

Extent of Overlay

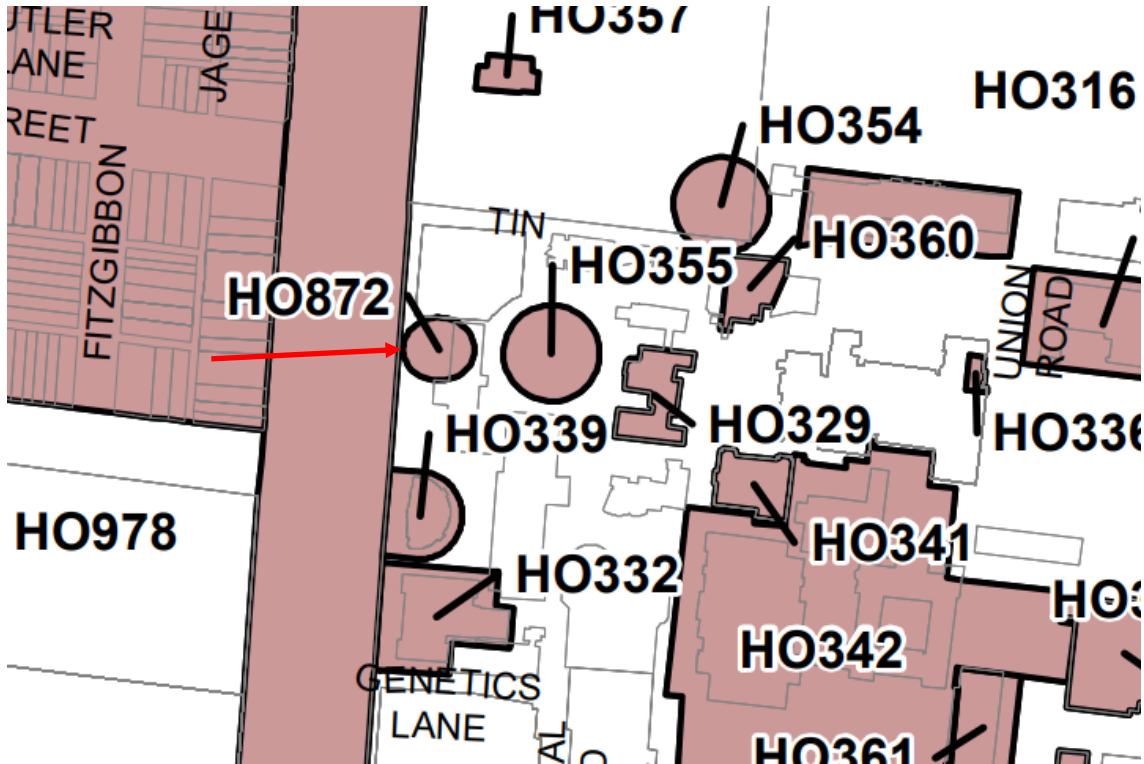


Figure 5 Detail of 5HO map with the subject site indicated. HO872 shown as a circle.
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Allom Lovell & Associates, *City of Melbourne Heritage Review*, Building Identification Form, Faculty of Agriculture, Forestry & Horticulture, 1999.

Allom Lovell & Associates, *City of Melbourne Heritage Review*, Building Identification Form, Walter Boas Building, 1999.

Architecture on Campus: A Guide to the University of Melbourne and its Campuses, Phillip Goad & George Tibbits, 2013.

<https://fvas.unimelb.edu.au/>, accessed 9 December 2020.

<https://sustainablecampus.unimelb.edu.au/the-system-garden/the-garden/history>, accessed 9 December 2020.

<https://about.unimelb.edu.au/our-history>, accessed 21 June 2021.

PREVIOUS STUDIES

**Carlton, North Carlton and Princes Hill
Conservation Study**

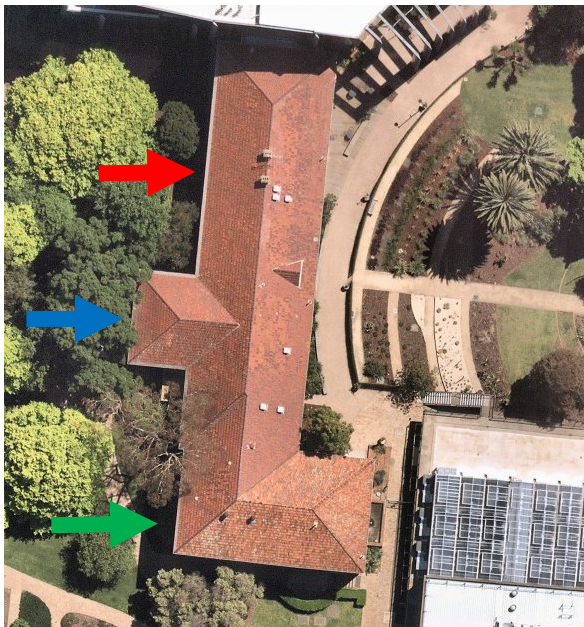
Nigel Lewis and Associates, 1984

City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME	Veterinary and Agricultural Sciences Building
STREET ADDRESS	Part of University of Melbourne, part 156-290 Grattan Street, Parkville



Aerial image of the subject building; the red arrow indicates the original 1920s building; the section below was added in the 1950s (blue arrow), while below this again the building was extended in the 1960s (green arrow).

Source (Nearmap, November 2020)

What is significant?

The Veterinary and Agricultural Sciences Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville), which is located on the east side of Royal Parade, south of Tin Alley, and was constructed in 1920-3 with later additions.

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

- The external fabric and form of the original 1920s component of the building.

The later additions of the 1950s and 1960s are of interest, as they represent both expansion and diversification in the Faculty of Agriculture, and its associated courses. However, as additions, they impacted on the original symmetry and form of the building, and as such are not valued for their design or architecture.

How it is significant?

The Veterinary and Agricultural Sciences Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville) is of local historical significance to the City of Melbourne.

Why it is significant?

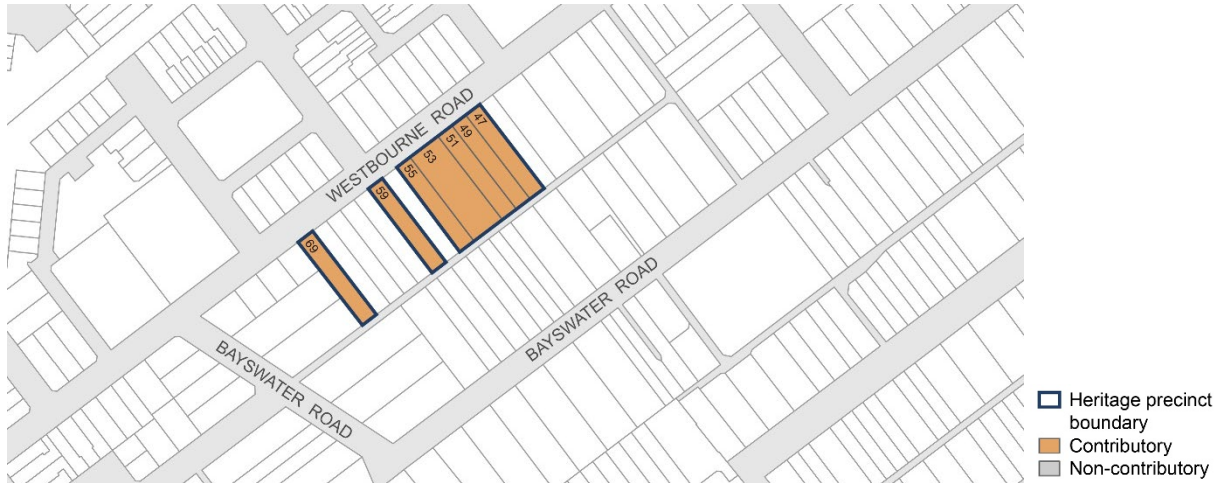
The Veterinary and Agricultural Sciences Building (part of University of Melbourne, part 156-290 Grattan Street, Parkville) is of historical significance, as the first purpose-built academic teaching facility for the study of agriculture at the University of Melbourne. The building was constructed in 1920-3, some years after agriculture was first taught at the University, albeit the course was initially underfunded and poorly supported. The revival of the course, near the end of World War I, followed the appointment of Dr A E V Richardson to the University in 1917, at that time the Superintendent of Agriculture in the Victorian Department of Agriculture; and the introduction of the *Agricultural Education Act* of 1919. Some £7,000 was provided by Government to construct the subject building, under the auspices of the Victorian Public Works Department (PWD) architects. Samuel C Brittingham was Chief Architect of the PWD at the time, although Alfred R La Gerche is regarded as responsible for the design of the building, in its original restrained neo-Georgian red brick style.

The Royal Parade location of the subject building is also part of its significance, due to the historical association with the System Garden, in what was then regarded as a 'biological precinct' in the campus. When constructed in the early 1920s, the Agriculture Building was the first academic building to be associated with the Garden, and was located on part of, and effectively intruded into, the western part of the Garden. The School of Botany was also co-located with the Agriculture Building, on the eastern side of the Garden.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME	47-55, 59, 69 Westbourne Road Precinct, Kensington
STREET ADDRESS	47-55, 59, 69 Westbourne Road, Kensington
PROPERTY ID	110046, 110047, 110048, 110049, 110050, 110052, 110057



SURVEY DATE: November, December 2020

SURVEY BY: Lovell Chen

EXISTING HERITAGE OVERLAY	Yes (HO868, HO271 and HO269)		
PLACE TYPE	Heritage Precinct	PROPOSED CATEGORY	See description below
		FORMER GRADE	
DESIGNER / ARCHITECT / ARTIST:	Not known	BUILDER:	Various
DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902-c. 1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	c. 1906-c. 1915

SITE HISTORY

The group of houses on the south-eastern side of Westbourne Road, Kensington were constructed in the Edwardian period.

In 1872, 54 building allotments on Kensington hill, which incorporated Westbourne, Belmont and Bayswater roads were auctioned (*The Argus*, 1 August 1872: 2). Newspaper advertisements indicate that some early development of timber cottages had taken place by the late 1870s and into the early 1880s, in some cases related to the area's proximity to Flemington Racecourse (*The Argus*, 27 July 1878: 3, 23 April 1880: 2; *Age*, 12 March 1879: 4).

This development in the suburb in the 1880s, and through to the late nineteenth century, represented the first major phase or significant period of growth in Kensington. However, the next major phase of development occurred from the early 1900s, and it is with this phase that the subject properties in Westbourne Road are associated (*Heritage Precincts Statement of Significance*, February 2020).

At the turn of the century, development on Westbourne Road was limited to the block between Epsom and Belmont roads, with the Melbourne and Metropolitan Board of Works plan of the area showing vacant land south-west of Belmont Road (MMBW, no. 737, 1901). It appears that soon after, land south-west of Belmont Road was opened up for development and a number of new houses were constructed in the next decade, with numerous notices of intent to build lodged with the City of Melbourne. There is some lack of clarity in the historical records about the exact date of construction of some of these houses. The earliest of these weatherboard houses appears to be 59 Westbourne Road, built by J W Gilham for owner Thomas McGaw (or McGore) in c. 1906 (CoM, notice of intent to build, 3 January 1906). The cottage at 69 Westbourne Road was also constructed by J W Gilham, for William Roe in c. 1907 (CoM, notice of intent to build, 1 May 1907). At the north-eastern end of the group, the weatherboard house at 47 Westbourne Road was built for Stephen Fanner, but an F Fanner, presumably a relation, was listed as the builder (CoM, notice of intent to build, 25 April 1914). The double-fronted house at 53 Westbourne Road was possibly constructed prior to 1906, and appears in the municipal rate books of that year as a four-roomed house owned by Robert Merritt, valued at £14 (CoM rate books, Hopetoun Ward, 1906, rate no. 2514, PROV). By 1915, all the houses in this group had been constructed, aside from no. 47 for which, as noted above, the notice on intent to build was lodged in 1914. They were variously described as wood houses of between three and five rooms (CoM rate books, Hopetoun Ward, 1915, rate nos. 3520, 3523-3529, PROV).

SITE DESCRIPTION

The precinct includes the following properties:

- 47, 49, 51, 53, 55, 59 and 69 Westbourne Road.

Nos 47-55 are contiguous, while nos 59 and 69 are separated from nos 47-55 by properties which are not included in HO868.

All the properties included in HO868 are contributory to the precinct.

HO868 is located on the south-eastern side of Westbourne Road, with properties elevated above those on the north side of the road. The rear boundaries of the properties adjoin a stone-pitched laneway.

The precinct is residential in character and includes freestanding weatherboard dwellings of Edwardian design constructed in the period c. 1906 to c. 1915. The dwellings are all single-fronted and modestly sized, save for 53 Westbourne Road which is double-fronted.

The dwellings typically have limited setbacks to the street, with small gardens in the front setbacks. They also have narrow side setbacks including that which provide pedestrian access to the sides or rears of the properties.

Additions and modifications have variously been made, with the additions mostly to the rears of the dwellings. Visible modifications to the frontages are generally limited but include the removal and/or replacement of original fabric such as friezes and other details to verandahs, and some window replacements. Several upper level additions are visible from Westbourne Road, including to 51, 55 and 59 Westbourne Road, but the setbacks to the additions ensure that they read as recessive and maintain the generally consistent single-storey streetscape scale.

Characteristics of dwellings in the precinct include:

- Simply-detailed timber posted verandahs to the fronts of dwellings with skillion or bullnosed roof forms; and timber balustrades, floors and steps up to the verandahs. The original verandah friezes have mostly been removed, and in some cases there are sympathetic replacements.
- Hipped, with some gabled, roof forms, with corrugated steel cladding to roofs; bracketed eaves; and brick chimneys. The gable ends are half-timbered, with roughcast render.
- Elevated entrances with front doors accessed via the verandahs; some doors have fanlights and sidelights; some doors are recessed in short verandah returns.
- Original window forms including timber-framed double-hung single sash windows; windows with sidelights; and tripartite window forms.
- Weatherboard cladding which is block-fronted and/or horizontally laid timbers.
- Non-original but generally sympathetic medium height fences including timber picket fences and 'hairpin' wire fences.
- No visible off-street parking, save for the double-fronted dwelling at 53 Westbourne Road which has a side driveway.



Figure 1 View of nos 47, 49 and 51 Westbourne Road, Kensington (left to right)



Figure 2 View of nos 51, 53 and 55 Westbourne Road (left to right)



Figure 3 View of 59 Westbourne Road (left) and 69 Westbourne Road (right)

COMPARATIVE ANALYSIS

Land in Kensington was sold from the 1850s, however, significant subdivision, development and population growth did not occur until the 1880s. In this period, and in the early decades of the twentieth century as per the subject precinct dwellings in this area of Westbourne Road, the area underwent enormous change, with residences, commercial and industrial buildings, railway station (1888, 1905) and the town hall (1901) constructed. The suburb is mainly residential, with commercial/retail premises concentrated on Macaulay Road and Bellair Street. Houses from the late nineteenth and early twentieth centuries, are typical of the built form of Kensington in this period, including rows of terrace houses, semi-detached pairs, detached weatherboard villas, and some more substantial residences. This concentrated period of development has resulted in some streetscapes in Kensington having largely homogenous built form, with residences exhibiting very similar design characteristics.

The subject precinct, in Westbourne Road, is one of several streets in the suburb that includes a group of modest cottages from the early twentieth century.

- Barnett Street South Residential Precinct (HO1163, Figure 4): A residential precinct taking in parts of Barnett, Roberston, Collett and Lambeth streets. It incorporates Victorian and Edwardian timber and brick cottages, including a group of Edwardian timber houses at 58-62 Barnett Street. The precinct is historically and aesthetically significant for its representation of the typical nineteenth century housing type, well-preserved in this area.
- Pridham Street North Residential Precinct (HO1168, Figure 5): A streetscape substantially built up in the Victorian and Edwardian period, with contributory and significant buildings, although is mainly comprised of intact contributory Victorian and Edwardian-era houses. The streetscape is historically and aesthetically significant and contributes to the overall heritage character of Kensington.
- Parson Street West Precinct (HO1167, Figure 6): A residential precinct, with streetscapes and individual examples of painted weatherboard Edwardian-era houses with some interwar development and large commercial stables building. Significant as a representation of two key periods of housing development, with good examples of the architectural form, detailing and styling of these periods.
- Kensington Precinct (HO9, Figure 7): Within the extensive Kensington Precinct are a number of streetscapes which include groups of Edwardian-era cottages which demonstrate that important period of development in the suburb, including parts of Hardiman and Hopetoun streets.

The subject precinct, which comprises seven Edwardian-era residences, demonstrates one of the main periods of development in the suburb. These buildings are typically graded contributory, and it is in groups or streetscapes such as this where their heritage significance is enhanced. As with the above examples, the residences in Westbourne Road are generally consistent in their presentation and appearance, and the precinct demonstrates the typical characteristics of the period, including weatherboard construction, modest size and scale, elevated verandahs and entries, and use of Edwardian details. The precinct presents as a cohesive group of residences constructed in a limited date range in early twentieth century; and compares well with other such streetscapes in the suburb.



Figure 4 Barnett Street South residential precinct, HO1163
Source: Kensington Heritage Review Statements of Significance, Graeme Butler, March 2018



Figure 5 Pridham Street North Residential Precinct, HO1168
Source: Kensington Heritage Review Statements of Significance, Graeme Butler, March 2018



Figure 6 Parsons Street West Precinct, HO1167

Source: Kensington Heritage Review Statements of Significance, Graeme Butler, March 2018



Figure 7 Edwardian residences, Hopetoun Street, HO9

Source: City of Melbourne Heritage Review, Lovell Chen, 2015

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to 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 of exhibiting particular aesthetic characteristics (aesthetic significance).

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

CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

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

RECOMMENDATIONS

Recommended for retention in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme, with HO271 and HO269 incorporated into the existing HO868, and update to mapping as relevant.

Recommend that the description of HO868 in the Schedule to the Heritage Overlay be updated to reflect the inclusion of additional properties as a precinct.

Extent of Overlay

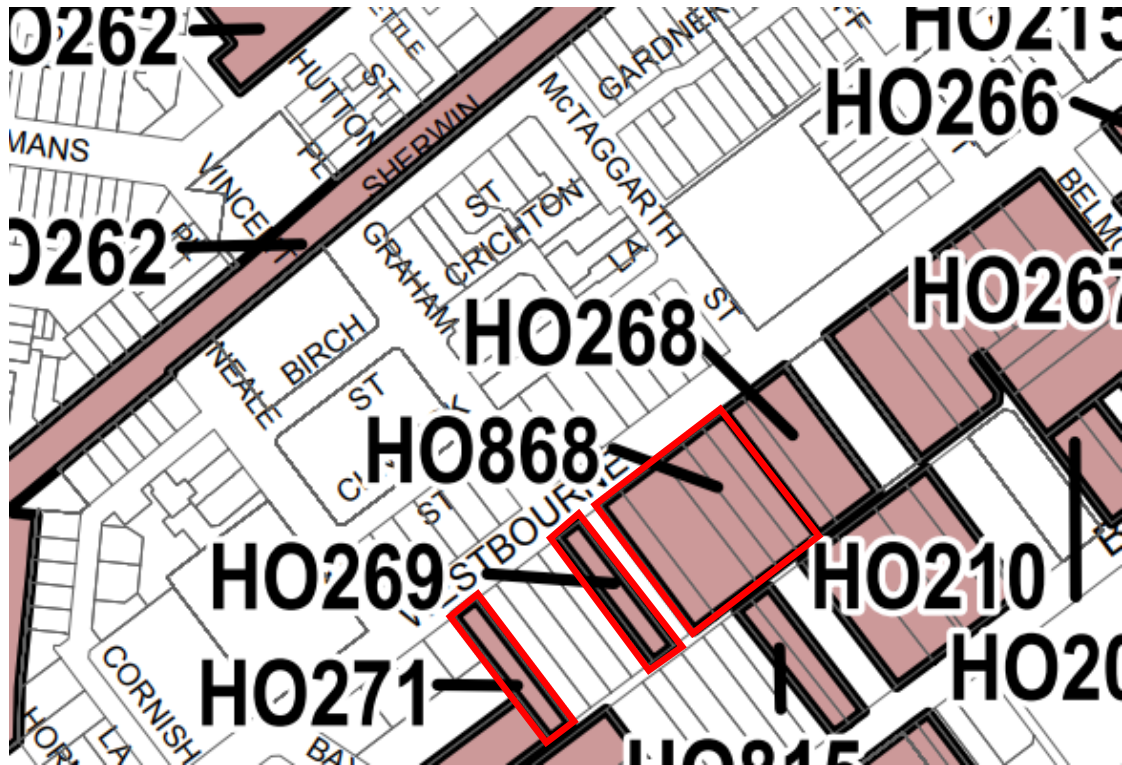


Figure 8 Detail of 4HO map with the subject site indicated
 (Source: Melbourne Planning Scheme)

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

The Age, as cited

Allom Lovell & Associates, *City of Melbourne Heritage Review*, 1999, Building Identification Forms:

- 47 Westbourne Road, Kensington
- 49 Westbourne Road, Kensington
- 53 Westbourne Road, Kensington
- 55 Westbourne Road, Kensington
- 59 Westbourne Road, Kensington
- 69 Westbourne Road, Kensington

The Argus, as cited

City of Melbourne, Notice of Intent to Build, via Miles Lewis index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 15 December 2020:

- Notice of intent to build, 3 January 1906, no. 9834, Miles Lewis index record no. 82266 (59 Westbourne Road)
- Notice of intent to build, 1 May 1907, no. 451, Miles Lewis index record no. 82200 (69 Westbourne Road)
- Notice of intent to build, 25 April 1914, no. 4879, Miles Lewis index record no. 82200 (47 Westbourne Road)

Heritage Precincts Statement of Significance, February 2020, Melbourne Planning Scheme Incorporated Document, statement for HO9 Kensington Precinct

Melbourne and Metropolitan Board of Works, detail plan no. 737, 1901, held by State Library of Victoria.

PREVIOUS STUDIES

**Flemington and Kensington
Conservation Study**

Graeme Butler and Associates, 1985

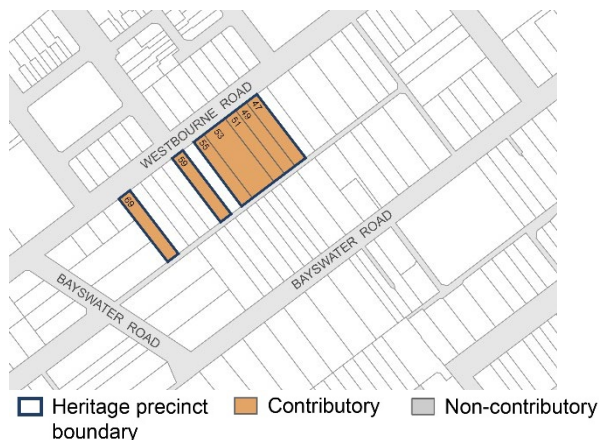
City of Melbourne Heritage Review

Allom Lovell and Associates, 2000

STATEMENT OF SIGNIFICANCE

SITE NAME 47-55, 59, 69 Westbourne Road, Kensington

STREET ADDRESS 47-55, 59, 69 Westbourne Road, Kensington



What is significant?

The residential precinct in Westbourne Road, Kensington, comprising the properties at 47, 49, 51, 53, 55, 59 and 69 Westbourne Road, which are of Edwardian design and were constructed between c. 1906 and c. 1915. The properties include freestanding weatherboard dwellings which are modestly sized and mostly single-fronted, save for 53 Westbourne Road. Elements that contribute to the significance of the precinct include (but are not limited to):

- Simply-detailed timber posted verandahs to the fronts of dwellings with skillion or bullnosed roof forms; and timber balustrades, floors and steps up to the verandahs. The original verandah friezes have mostly been removed, and in some cases there are sympathetic replacements.
- Hipped, with some gabled, roof forms, with corrugated steel cladding to roofs; bracketed eaves; and brick chimneys. The gable ends are half-timbered, with roughcast render.
- Elevated entrances with front doors accessed via the verandahs; some doors have fanlights and sidelights; some doors are recessed in short verandah returns.
- Original window forms including timber-framed double-hung single sash windows; windows with sidelights; and tripartite window forms.
- Weatherboard cladding which is block-fronted and/or horizontally laid timbers.
- Non-original but generally sympathetic medium height fences including timber picket fences and 'hairpin' wire fences.
- No visible off-street parking, save for the double-fronted dwelling at 53 Westbourne Road which has a side driveway.

How it is significant?

The residential precinct in Westbourne Road, Kensington, comprising the properties at 47, 49, 51, 53, 55, 59 and 69 Westbourne Road, is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The residential precinct in Westbourne Road, Kensington, is of historical significance. The dwellings in the precinct date from c. 1906 to c. 1915, which is a relatively concentrated period and is consistent with other contemporaneous development in the suburb. This development of the early 1900s is also associated with the second major historical phase of development in Kensington, following the initial period of growth of the 1880s through to the late nineteenth century.

The residential precinct in Westbourne Road, Kensington, is also of representative heritage value. The dwellings of the precinct are generally typical of many similar houses in Kensington, which were designed and built in the Edwardian period. Shared development and building characteristics include weatherboard construction, modest size and scale, elevated verandahs and entries, and an often sparing use of Edwardian details. The streetscapes containing these dwellings, as per the subject area of Westbourne Road, are also often consistent in their presentation and appearance. This includes the single-storey scale to the street, highly visible hipped and gabled roofs with chimneys, small front gardens, and a lack of visible off-street vehicle accommodation. Medium height fences, while not often original, also allow for views of the property frontages. These typical, but distinguishing and valued characteristics, are all in evidence in the subject precinct.

Primary source

Amendment C396 Heritage Category Conversion Review, Lovell Chen, 2021.

SITE NAME 29-31 RATHDOWNE STREET, CARLTON

STREET ADDRESS 29-31 RATHDOWNE STREET, CARLTON

PROPERTY ID 108149



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE D3

HERITAGE OVERLAY HO809

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE FACTORY

DESIGNER / ARCHITECT / ARTIST: NOT KNOWN

BUILDER: NOT KNOWN

DESIGN PERIOD: INTERWAR PERIOD (C.1919-C.1940)

DATE OF CREATION / MAJOR CONSTRUCTION: 1919

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
5.0 BUILDING VICTORIA'S INDUSTRIES AND WORKFORCE	5.2 DEVELOPING A MANUFACTURING CAPACITY
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS

RECOMMENDATIONS

The extent of the Heritage Overlay should be amended to map the correct property as indicated at Figure 2. The current overlay covers a property to the north of the subject site.

Extent of overlay: The current extent of Heritage Overlay is indicated at Figure 1, with the amended extent indicated at Figure 2.

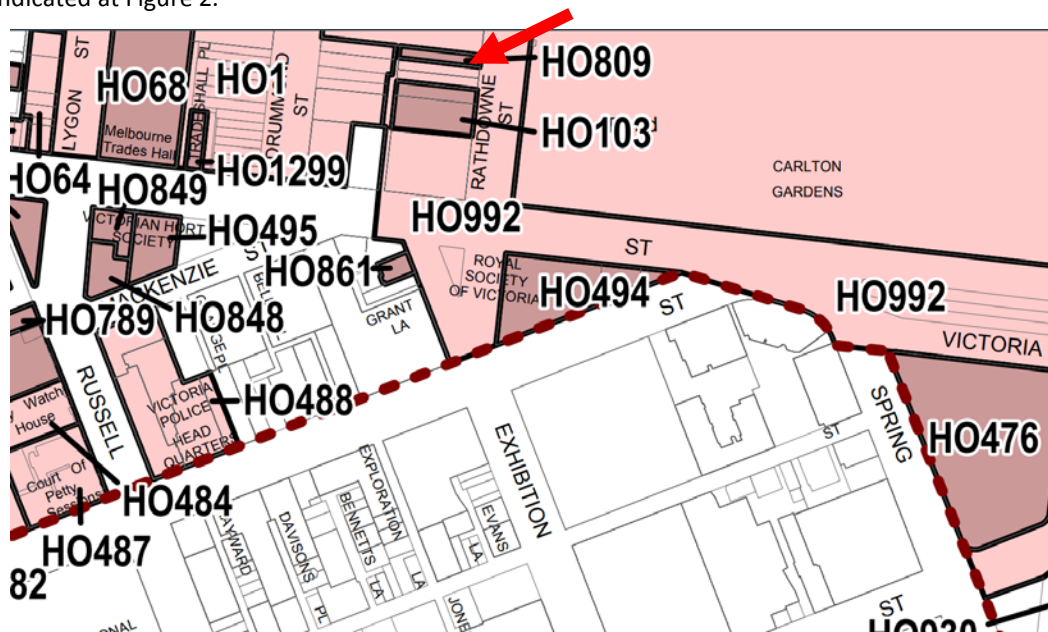


Figure 1 Detail of HO Map no. 8 with the incorrect Heritage Overlay mapped for HO809
Source: Melbourne Planning Scheme

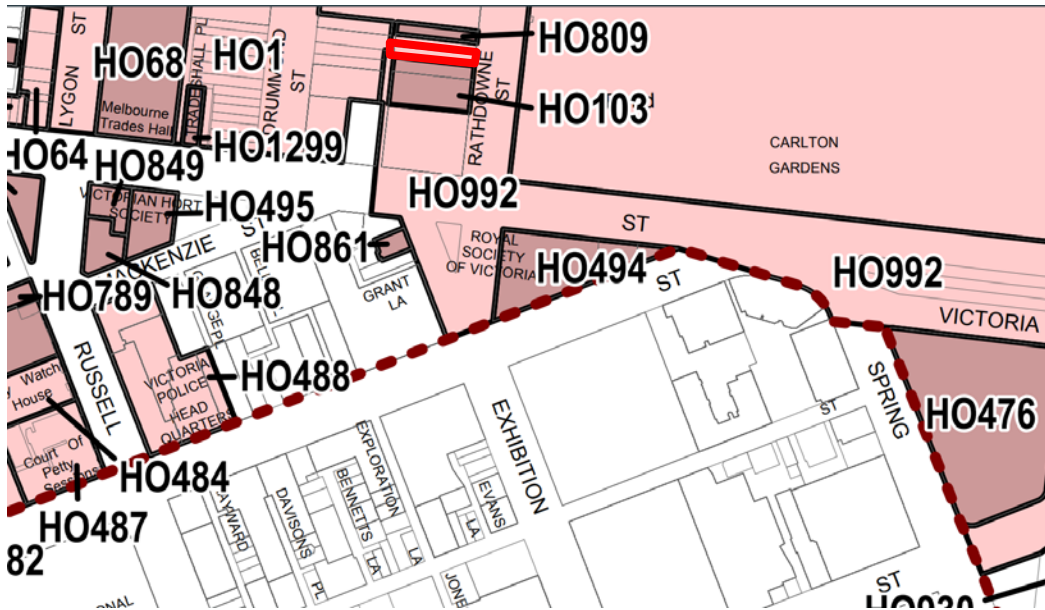


Figure 2 Detail of HO Map no. 8 with the subject site mapped correctly
Source: Melbourne Planning Scheme

SUMMARY

The former manufacturing building at 29-31 Rathdowne Street, Carlton, constructed in 1919 as a factory for George Khyat's Continental Suspender Manufacturing Company, is of historical and aesthetic significance. It is distinguished by its tall two-storey form, red brick and render materiality, and articulated bays to the façade. The lack of setback additionally distinguishes the property in the Rathdowne Street context, drawing attention to what is an atypical factory building in an otherwise mainly residential street.

HISTORICAL CONTEXT

Industry in Carlton has more typically been located in the far west of the suburb. In the interwar period, nineteenth century residential areas to the west of Barry and Berkeley streets were redeveloped with larger commercial and warehouse buildings.¹ These areas had been typically occupied by modest residences and small timber houses fronting rear laneways, some of which had been identified through the work of the Slum Abolition Board. The increasingly large Carlton Brewery complex, in the block bound by Swanston, Victoria, Bouverie and Queensberry streets, is also unusual in the context of the suburb, developing from the mid-nineteenth century. Within the remainder of the suburb, however, large-scale industrial development in the nineteenth century was relatively rare. Carlton's rapid expansion as dormitory suburb in the 1860s and 1870s, the number of reserves for public institutions and gardens, its early fine grain development and adherence to the Melbourne Building Act from the early 1870s appear to have discouraged the development of such complexes to the east of Swanston Street. In many parts of the suburb there was simply insufficient vacant land or available properties on which to establish or develop substantial industrial sites. Typical small-scale industry in the suburb included small workshops, bakeries and cordial factories, generally located to the rear of residential terrace rows, and accessed from rights of way. In the twentieth century, there were some instances of small scale industrial infill as well as larger complexes in the southern part of the suburb, including the development by textile manufacturers Davies Coop between Cardigan and Lygon Streets at the southern end of the suburb.

SITE HISTORY

The subject building was constructed in 1919 as a factory for George Khyat's Continental Suspender Manufacturing Company.

The site, opposite the Carlton Gardens, is in the earliest section of the suburb, shown on a plan surveyed by Charles Laing in 1852.² It sits within Crown allotment 3 of Section 19 of Carlton in Jika Jika, which was purchased in 1853 by A H Knight.³ By the end of the nineteenth century, two small timber residences had been constructed on the site, occupied by James Abadee (no. 29) and Jane Weston (no. 31).⁴ The houses can be seen on the Melbourne and Metropolitan Board of Works (MMBW) detail plan of 1896, occupying the eastern end of the site (Figure 3).

In 1919, a building application was made to the City of Melbourne for the construction of a factory, with the works valued at £1840.⁵ No architect has been identified for the building. The factory was owned by Michael Khyat and occupied by his brother George Khyat.⁶ The municipal rate books for 1920 list the brick factory, which was valued at a net annual value (NAV) of £90.⁷ The Khyat family operated Continental Suspender Manufacturing from the premises, which was shared with the Vesta Knitting Mills by 1925.⁸

The various members of the Khyat family, originally from Lebanon and Syria, operated textile and clothing related businesses and were one of the more prominent names in this industry in Melbourne at the time. Their businesses included William Khyat's leather goods operation in Exhibition Street; James Khyat, a fancy good merchant at Queen Victoria Market; and Habib Khyat's whitework embroidery business in Flinders Lane. Habib Khyat was the brother of George and Michael Khyat. After his death in 1919, his firm continued and established premises at 68 Lonsdale Street, in a three-storey factory building bearing the name 'Khyat & Co'.⁹ George Khyat had lived in Carlton from as early as 1915.¹⁰

The factory gained notoriety in the late 1920s, with the shooting murder of the building's nightwatchman, Patrick Fitzgerald, by an intruder, which followed an earlier break in to the factory.¹¹ Such was the attention, and the fact that no one was arrested for the crime, that over 20 years later the storey of the event was the subject of an extensive retelling in the *Argus*.¹² George Khyat died in 1927, and his brother Michael passed away in 1953.¹³ The factory can be seen in an aerial photograph of 1945 (Figure 4), occupying the eastern half of the site, with access from the lane at the rear (Elliott Place). An oblique aerial of 1948 shows the parapet and spandrel panel in a lighter shade than the red brickwork (Figure 5).

While the factory was occupied by the Continental Suspender Company into the 1930s, by the mid-1940s, it was listed in the *Sands & McDougall* directory as the premises of Gladys Khyat, frock manufacturer. The property remained under the ownership of George Khyat's estate. The rate books of 1940 indicate that Gladys Khyat occupied the first floor of the building with the apron making operations of Michael Haddad occupying the ground floor.¹⁴ The factory was acquired by the Drumbell family by 1948, and by 1951, the Khyat's occupation of the site had ended, with the factory taken over by Gaiety Toys Pty Ltd, and who occupied the site along with Hytex Rubber and the Haddad family.¹⁵ In 1958, brick additions valued at £10,000 were made to the factory, with further works undertaken the following year, including a fence to the right-of-way, and internal alterations.¹⁶ The factory was occupied by Precision Watches in 1970 and G E C Telecommunications in 1974.¹⁷ By 1988, the factory usage had ceased, and the extensions to the building to the west were constructed, valued at \$188,000.¹⁸ It is possible that it was during this phase of works that the windows were altered, including removal of glazing and the provision of an open area at first floor level behind the facade. The building continues to be used as an office.

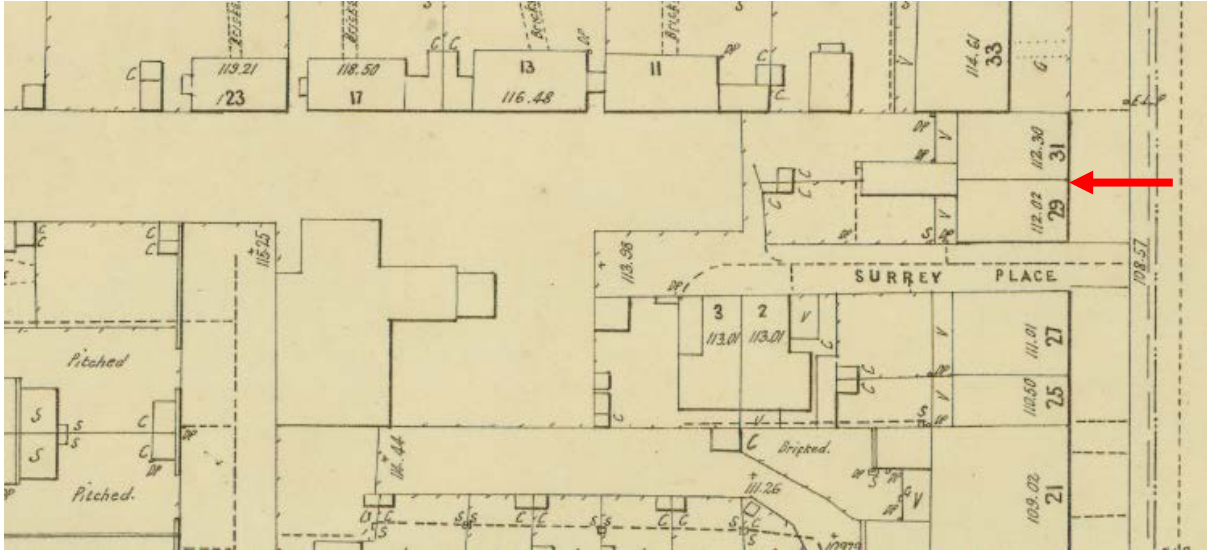


Figure 3 MMBW detail plan no. 1181, 1896, prior to construction of the current building
Source: State Library of Victoria



Figure 4 Aerial photograph of subject site (indicated), 1945
Source: Historic Aerial Photography Collection, Landata



Figure 5 Oblique aerial photograph of west side of Rathdowne Street, 1948. Subject site indicated
Source: Airspy collection, H91.160/371, State Library of Victoria

SITE DESCRIPTION

The building at 29-31 Rathdowne Street was constructed in 1919 (Figure 6). It is a double-storey brick factory building constructed to the street boundary. The facade is of red face brick articulated as three bays by pilasters rising through the full height to extend above a tall, panelled and rendered parapet. Small panels of faience are present below the parapet. Fenestration is simple and symmetrical providing narrow openings in the side bays and a larger opening in the central bay. At ground floor level the original window joinery has been replaced. At first floor the window joinery has been removed to create a recessed verandah area behind the facade. The original component of the building has a long hipped roof, with limited visibility from Rathdowne Street. A later wing extends to the west, to Elliott Place, and is assumed to be the 'brick additions' made in 1958 which were valued at £10,000.

The building, save for the removal and replacement of original window joinery and overpainting of render, is otherwise intact.

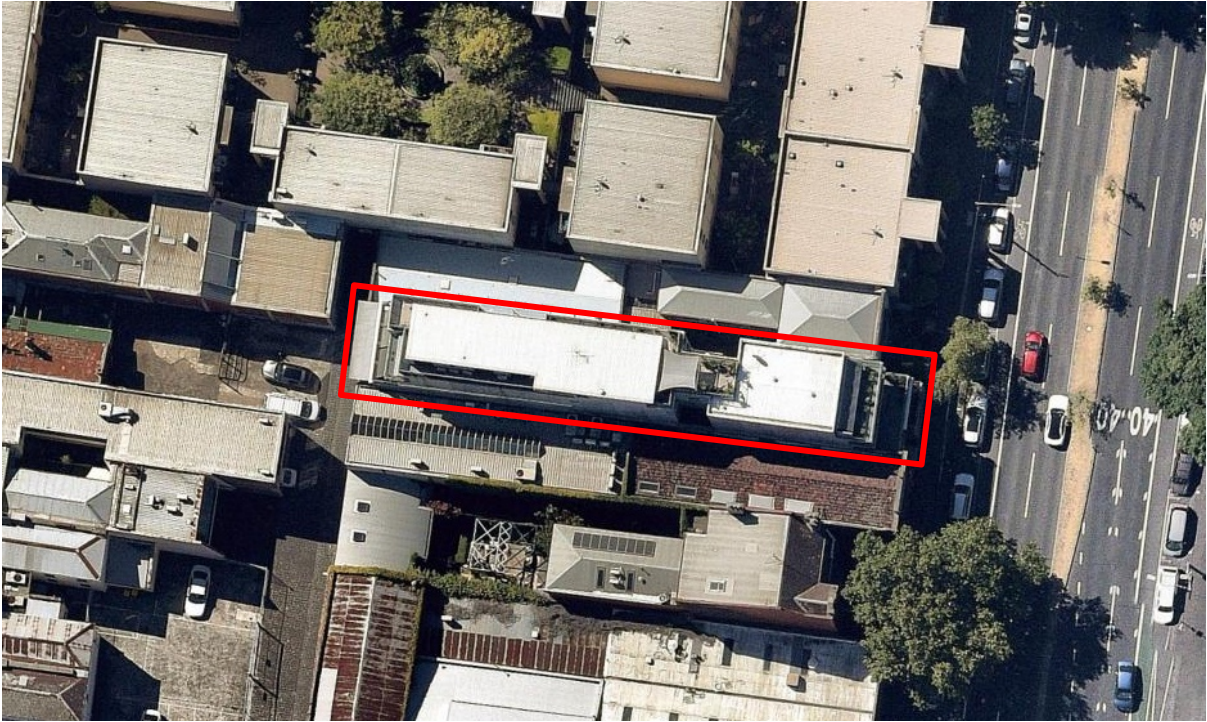


Figure 6 Recent aerial photograph of the subject site
Nearmap, February 2019



Figure 7 29-31 Rathdowne Street, Carlton façade (at left) viewed from the Exhibition Gardens (at right)

INTEGRITY

The building is intact apart from the removal and replacement of original window joinery and overpainting of render.

COMPARATIVE ANALYSIS

The building at 29-31 Rathdowne Street, Carlton, reflects the development of small scale manufacturing and light industry in Carlton in the early twentieth century and interwar period. While Carlton is mainly residential in character, with commercial streets and historic shops and hotels scattered throughout, buildings of this type were constructed in the suburb, principally in the early decades of the twentieth century.

This trend was one of buildings being constructed on generally limited footprints, often to main streets, but also in smaller streets and to rear lanes where they were built at the back of properties or on allotments created out of Carlton's often irregular subdivision patterns. Owners of these operations may have resided in adjoining or nearby dwellings, and workers also often lived nearby in the suburb.

This pattern of living and working in proximity was repeated throughout Melbourne's inner suburbs, and can be found in places such as Collingwood and Richmond, where industry and workers' cottages were often juxtaposed, although in Carlton the manufacturing and industrial developments tended to be of a smaller scale than the latter suburbs. Proximity to the Yarra River supported the larger and earlier industries of Collingwood and Richmond, many of which were established from the mid-nineteenth century and were often noxious in nature.

The construction of small manufacturing or processing buildings in Carlton was reasonably commonplace with examples surviving at the locations noted below:

- 145-157 Bouverie Street, Carlton, (HO1, Figure 8)
- 13-23 David Street, Carlton, (HO1, Figure 9)
- 157-161 Pelham Street, Carlton, (HO1, Figure 10)
- 144-146 Queensberry Street, Carlton (HO807, Figure 11)
- 123A Station Street, Carlton, (HO1, Figure 12)
- 49 Owen Street, Carlton, (HO1, Figure 13)

The examples cited above include buildings located on small streets or lanes in Carlton, while the Owen Street example is in a residential street and context. The examples survive in varying levels of intactness and display the typically stripped back or unadorned face brick expression of these utilitarian buildings. Windows also tended to be larger for those constructed at a later date in the twentieth century. Many of Carlton's manufacturing, light industrial and warehouse buildings of the early twentieth century have since been adapted to office, retail or residential use.

Within this context, the subject property is distinguished by its intactness to its original appearance with original panels of brick work and faience unpainted and legible from the street. Despite some alterations to windows, it survives as a handsome example of interwar factory design.



Figure 8 145-157 Bouverie Street, Carlton (HO1)
Source: Streetview



Figure 9 13-23 David Street, Carlton (HO1)
Source: Streetview



Figure 10 157-161 Pelham Street, Carlton (HO1)
Source: Streetview



Figure 11 144-146 Queensberry Street, Carlton (HO807)
Source: Lovell Chen



Figure 12 123A Station Street, Carlton (HO1)
Source: Lovell Chen



Figure 13 49 Owen Street, Carlton (HO1)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

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

STATEMENT OF SIGNIFICANCE
WHAT IS SIGNIFICANT

The former manufacturing building at 29-31 Rathdowne Street, Carlton, constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company, is significant.

HOW IT IS SIGNIFICANT

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical significance (Criterion A). It was constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company. The Khyat family, originally from Lebanon and Syria, were prominent in textile and clothing related businesses in Melbourne at this time, with family members variously running businesses in the city, in leather and fancy

goods, and embroidery operations. The Khyat family remained at the Rathdowne Street premises until 1951, with the building continuing to be used for manufacturing related purposes until, unusually for Carlton, 1988. Since that time the property has been used as offices. The building is also significant for demonstrating the local pattern of small scale manufacturing and light industry, as established in Carlton in the early twentieth century and interwar period. It reflected the trend of comparatively small scale buildings of this type being constructed on generally limited footprints. The subject building also shares the history of many of Carlton's former manufacturing or light industrial buildings in that it has been adapted to a later use.

The building at 29-31 Rathdowne Street, Carlton, is also of aesthetic significance (Criterion E). Distinguishing characteristics include the tall two-storey form, red brick and render materiality, and the articulated bays of the façade, with the red brick pilasters extending up and through the prominent panelled and rendered parapet. The lack of setback additionally distinguishes the property in the Rathdowne Street context, drawing attention to what is an atypical factory building in an otherwise mainly residential street, noted for some grand residential development of the 1880s and later.

RECOMMENDATIONS

Amend the Heritage Overlay mapping and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton, North Carlton
and Princes Hill
Conservation Study, 1984** Nigel Lewis and Associates

**City of Melbourne
Heritage Review, 1999** Allom Lovell and Associates

ENDNOTES

- 1 'Carlton', in RBA Architects + Conservation Consultants, *City North Heritage Review: Overview and Recommendations (volume 1)*, January 2014, p.8.
- 2 Charles Laing, surveyor, 'Plan of the City of Melbourne and its extension northwards', 1852, State Library of Victoria.
- 3 Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- 4 *Sands & McDougall directory*, 1895; Melbourne and Metropolitan Board of Works, 160':1" plan no. 28, 1897, held by State Library of Victoria.
- 5 City of Melbourne, Building Application Index, 29/31 Rathdowne Street, Carlton, BA1478, 29 July 1919, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 6 *Herald*, 10 July 1919, p. 16.
- 7 City of Melbourne, rate books, Volume 56: 1920, Smith ward, rate no. 1619, VPRS 5708/P9, Public Record Office Victoria.
- 8 *Sands & McDougall directory*, 1920, 1925.
- 9 Eugene Daily, 'The Experiences of Lebanese and Syrian Migrants in the Midst of the White Australia Policy', University of Melbourne Archives, <https://rpennellweds1.omeka.net/experiences-of-syrianandlebanese-refugees>, accessed 9 November 2018; *Age*, 24 September 1919, p. 5.
- 10 *Sands & McDougall directory*, 1915.
- 11 *Argus*, 27 April 1928, p. 10.
- 12 *Argus*, 1 December 1950, p. 10.
- 13 George A Khyat, 30 August 1927 and Michael A Khyat, 25 November 1953, Wills and Probate index, Public Record Office Victoria.
- 14 City of Melbourne, rate books, Volume 86: 1940, Gipps Ward, rate nos 2422-2423, VPRS 5708/P9, Public Record Office Victoria.
- 15 City of Melbourne, rate books, Volume 124: 1948, Gipps Ward, rate nos 2363-2365 and Volume 127: 1951, Gipps Ward, rate nos 2883-2886, VPRS 5708/P9, Public Record Office Victoria.
- 16 City of Melbourne, Building Application Index, 29/31 Rathdowne Street, Carlton, BA32123, 20 March 1948, BA33420 and H4414, 1959, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 17 *Sands & McDougall directory*, 1970, 1974.
- 18 City of Melbourne, Building Application Index, 29/31 Rathdowne Street, Carlton, BA63997, 19 January 1988, Public Record Office Victoria, accessed via www.ancestry.com.au.