

CARLTON HERITAGE REVIEW

METHODOLOGY REPORT

November 2021

Prepared for



**CITY OF
MELBOURNE**

Prepared by

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Version	Date
First draft	1 March 2019
Second draft	16 April 2019
Final version	30 July 2019
Updated version	11 May 2021
Final study issued	November 2021

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

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 This report refers to City of Melbourne policy that is now out of date, and needs to be read in light of this and the RAP decisions.

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1.0 INTRODUCTION

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

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

1.1 Recognition of Traditional Owners

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

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

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

1.2 Study area

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

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

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

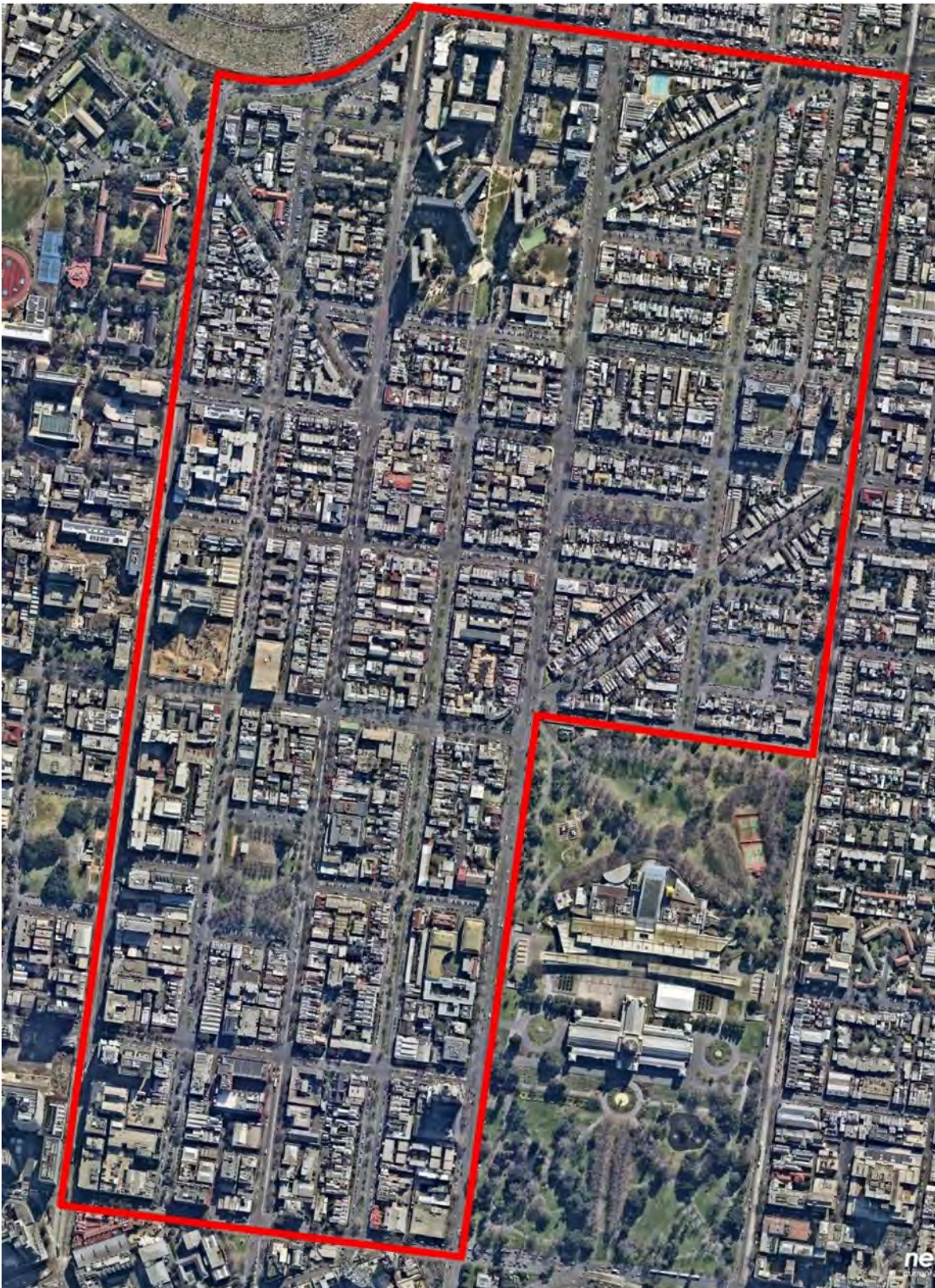


Figure 2 Aerial photograph, August 2018, with the study area outlined in red; the Royal Exhibition Building and Carlton Gardens are outside the boundary, at bottom right
Source: Nearmap

1.3 Existing Heritage Overlay controls

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

- Carlton Precinct HO1
- World Heritage Environs Precinct HO992

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

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

1.4 Background to Carlton

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

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

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

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

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

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

1.5 Study outputs

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

2.0 STUDY SCOPE

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

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

2.1 Issues addressed in the study

The study addressed the following issues:

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

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

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

2.2 Amendment C258

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

In summary, Amendment C258:

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

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

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

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

2.3 Study stages, tasks & chronology

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

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

Table 1 Table of study stages/tasks and dates

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

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

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

2.4 Previous work

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

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

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

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

2.5 Exclusions & qualifications

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

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

The study did not include a review of streetscape gradings.

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

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

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

2.6 Places which have been demolished and/or redeveloped

For several of the existing Heritage Overlay places in the study area, it was found that the properties/buildings had been demolished and redeveloped in the period since the heritage controls were put in place, and that these works had significantly diminished or entirely removed the heritage value of the places in question. On that basis, no citations were prepared for these properties; and further, they are recommended to be removed from the Heritage Overlay:

- HO96, 106-108 Queensberry Street, replaced by a 4/5 storey apartment building
- HO70, 16-22 Orr Street, replaced by multi-storey apartment building

- HO811, 630 Swanston Street, replaced by multi-storey apartment building
- HO117, 784-786 Swanston Street, replaced by University of Melbourne development

3.0 METHODOLOGY

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

3.1 Project Management Plan

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

3.2 Review previous work/studies

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

3.3 Research

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

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

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

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

3.4 Fieldwork

The tasks involved in the fieldwork were as follows:

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

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

3.5 Thematic Environmental History

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

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

The TEH is included at Attachment A to this report.

3.6 Assessment

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

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

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

- understanding the history of the place, and its associations;
- understanding the social significance or values of the place, and its importance to a community;
- and

- reviewing the physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and/or other built form qualities or distinctive attributes.

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

Comparative analysis and 'thresholding' places

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

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

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

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

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

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

The comparative analysis also assisted in the assessment of later twentieth century places and developments (from the 1960s through to the 1990s) of potential heritage value in the study area.

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

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

Gradings definitions

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

The C258 gradings definitions:

Significant

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

Contributory

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

Non-contributory

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

3.7 Citations

Citations were prepared for:

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

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

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

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

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

Places not of the precinct period of significance

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

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

Serial listings

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

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

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

The serial listings identified in this study include:

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

3.8 Revised HO1 statement of significance

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

3.9 Additional statements of significance for select places in HO1

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

Statements of significance were prepared for the following places:

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

The places are already in HO1, with the exception of Lincoln Square which is to be brought into the precinct through a localised revision to the precinct boundary. They are all proposed to be graded significant within the context.

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

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

A single statement of significance has been prepared for the five Carlton squares, which outlines their historical, social and aesthetic significance in the Carlton Precinct HO1. The squares provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Two of the five squares technically fall outside the study area, being Lincoln Square and University Square, but these are addressed together with Murchison Square, Macarthur

Square and Argyle Square. Collectively, the squares provide evidence of the early town planning of Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Because of this strong connection, the study recommends a localised modification of the boundary of HO1 to include Lincoln Square within HO1. Refer to the discussion below at 3.13.

3.10 Community engagement and consultation

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

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

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

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

Table 2 Table of workshops and activities

Workshop/meeting	Attendees	Activities
Meeting held with the Carlton Community History Group (CCHG) 25 September 2018	Heritage team project officers Two members of the Carlton historical group Anita Brady – Lovell Chen Libby Blamey – Lovell Chen	Anita Brady presented a powerpoint presentation Further discussion and questions Identifying specific places
Carlton Heritage Review community open house held at Kathleen Syme Library	Heritage team project officers	Attendees were invited to mark on a large map with post-it notes and dots what places they feel connected to in Carlton (e.g. special places, places which

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

Participate Melbourne

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

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

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

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

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

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

3.11 Aboriginal Engagement

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

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

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

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

3.12 Project meetings

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

3.13 Precinct boundary & changes

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

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

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

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

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

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

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

3.14 Curtilage

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

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

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

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

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

The Practice Note also states:

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

And:

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

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

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

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

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

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

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

In response to the above, the following is noted.

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

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

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

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

3.15 Mapping

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

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

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

3.16 Additional work (2020-2021)

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

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

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

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

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

- HO64 – 1-31 Lygon Street, Carlton, recommended to become the Carlton Union Hotels Precinct
- HO81 - 5-21 Pelham Street, Carlton, recommended to become the Former Children’s Hospital Precinct
- HO97 – 128-140 Queensberry Street, Carlton and HO807 – 144-146 Queensberry Street, Carlton, recommended to become the Hotel Lincoln and Environs Precinct

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

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

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

A memorandum of the recommendations arising from this work is included at Attachment F. A brief explanation or reason is included for the recommendation for each place. This memorandum also includes places which were addressed through the Amendment C396 review process, to capture all recommended changes within the Carlton Heritage Review study area.

4.0 STUDY OUTPUTS

The following is an overview of the study outputs.

4.1 Thematic Environmental History

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

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

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

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

And:

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

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

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

- Pre-contact environment
- Aboriginal people in Carlton
- Peopling Carlton, including migrant groups

- Carlton’s industries and workforce
- Trade unions
- Manufacturing, marketing, retailing
- Entertaining and socialising
- Building Carlton including early development through to the twentieth century
- Public parks and spaces
- Governing Carlton, including government and civil institutions
- Crime
- Carlton heritage action
- Carlton’s community
- Sport and recreation
- Welfare
- Health
- Education
- Religion
- Creative and cultural Carlton

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

The TEH is included at Attachment A to this report.

4.2 Citations for places with existing HO controls

The following table lists the heritage places with existing Heritage Overlay controls (25 places) for which detailed citations were prepared. The ‘Comment’ column indicates where errors in the existing mapping and addresses were identified and corrected, and/or other changes/clarifications made during the course of preparing the citations. The corrections to the Heritage Overlay mapping and addresses in the Schedule to the Heritage Overlay are recommended to be undertaken by Council.

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

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

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

No	Address	HO number	Comment
1	18-22 Cardigan Street	HO35	Mapping corrected and extended, and significance category clarified.

No	Address	HO number	Comment
			The existing extent of the HO covers 18 and 20 Cardigan Street, and not 22 Cardigan Street, although the latter address is in the HO Schedule. The HO boundary has been extended to the north to cover all three heritage dwellings at 18-22 Cardigan Street. The new citation includes the correct map. HO35 is significant; the individual properties have been graded as contributory.
2	50-56 Cardigan Street	HO36	N/A
3	51-71 Cardigan Street	HO27 & HO28	Combining two HOs: The two HOs adjoin each other and have been combined into one HO, on the basis of the shared heritage character and significance of the Victorian terraces and dwellings. The new citation includes the updated and combined map.
4	83-87 Cardigan Street	HO29	N/A
5	101-111 Cardigan Street	HO30	N/A
6	199-201 Cardigan Street	HO32	Mapping updated to align with property boundaries.
7	272-278 Faraday Street	HO56	Mapping corrected and extended: The existing extent of the HO is shown as a circular area centred some metres to the east of 272-278 Faraday Street. This has been amended to reflect the title boundaries of the subject site (four buildings). The new citation includes the correct map.
8	*1-31 Lygon Street	HO64	Heritage overlay description changed from individual heritage place to precinct ('Carlton Union Hotels Precinct). The relative significance of individual buildings in this precinct has been identified.
9	18-24 Palmerston Street	HO71	Extend HO to include adjoining properties: The existing Schedule address and extent of the HO includes 22-24 Palmerston Street, a historic former hotel. The HO has been extended to the east to include two associated cottages at 18-20 Palmerston Street, which are part of the same historic development and share the heritage significance. The new citation includes the extended map and extended address of 18-24 Palmerston Street.

No	Address	HO number	Comment
10	*5-21 Pelham Street	HO81	Heritage overlay description changed from individual heritage place to precinct ('Former Children's Hospital Precinct'). The relative significance of individual buildings in this precinct has been identified .
11	96-106 Pelham Street	HO82	Mapping corrected and extended: The address in the HO Schedule is 96 Pelham Street. The property is also known as 96-106 Pelham Street. The address includes two building components, with the existing extent of the HO not including the main heritage building at this address. The HO map has been extended to the east to include the latter. The new citation includes the correct map.
12	19 Queensberry Street	HO87	N/A
13	59 Queensberry Street	HO90	N/A
14	91-95 Cardigan Street, 128-140 Queensberry Street 144-146 Queensberry Street	HO97 HO807	Citation updated to reflect the change to heritage precinct ('Hotel Lincoln and Environs Precinct') and the incorporation of the adjacent HO807 and the 1905 Chinese Mission Church at 148-150 Queensberry Street, recommended for a heritage control. The relative significance of individual buildings in this precinct has been identified. The extent of the new precinct has been mapped in the citation. This includes incorporated the rear component of the property at 144-146 Queensberry Street, which was not mapped for HO807.
15	133-135 Queensberry Street	HO91	N/A
16	25-27 Rathdowne Street	HO103	Mapping reduced: The existing extent of the HO includes a large property at 23 Rathdowne Street, to the south of the significant dwelling at 25-27 Rathdowne Street. As the south property has no heritage value, no historical connection with 25-27 Rathdowne Street, and incorporates unrelated mid-twentieth century factory/warehouse development, the mapping has been reduced and 23 Rathdowne Street removed from HO103. The site will remain in HO992 (the World Heritage Environs Areas Precinct). The new citation includes the reduced map.

No	Address	HO number	Comment
17	29-31 Rathdowne Street	HO809	This citation was also included in the documentation for Amendment C396. The new citation includes updated mapping.
18	49 Rathdowne Street	HO104	N/A
19	466 Swanston Street	HO111	N/A
20	508-512 Swanston Street	HO112	N/A
21	554-556 Swanston Street	HO113	N/A
22	676-682 Swanston Street	HO116	N/A
23	68-72 Victoria Street	HO118	Mapping corrected and amended: The existing extent of the HO incorrectly includes a portion of the adjoining property at 9 Lygon Street. The HO map has been amended to exclude the latter. The new citation includes the correct map.

The citations are included at Attachment B to this report.

4.3 Citations for places recommended for new HO controls

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

No	Place/address	Brief description
Places outside the existing heritage precincts		
1	RMIT Building 94, 23-37 Cardigan Street	1996 award-winning tertiary institution building by architect Allan Powell
2	Royal Women's Hospital Carpark, 96 Grattan Street and part 192-262 Cardigan Street	1970s car park building by architects Mockridge, Stahle and Mitchell
3	Melbourne University Earth Sciences Building, 253-283 Elgin Street (McCoy Building)	1975 tertiary institution building by architects Eggleston, Macdonald and Secomb
4	RMIT Building 71, 33-89 Lygon Street (Building 71)	Former commercial/manufacturing building of c. 1938 in the Moderne style
5	Co-operative Housing (also known as 'Cross Street Co-operative Housing'), 422-432 Cardigan Street	Large early 1970s award-winning development of co-operative housing, located between Cardigan and Lygon streets, with several large building components and a landscaped setting

Places within Carlton Precinct HO1, but not of the precinct period of significance		
6	Commercial/office building, 207-221 Drummond Street	Mid-1980s office building by architects Ashton Raggatt McDougall
7	Townhouses, 129-135, 137 and 139-141 Canning Street	Early 1980s residential row of townhouses by architects Denton Corker Marshall
Serial listings		
8	Ministry of Housing Infill Public Housing, 75-79 Kay Street, 78 Kay Street, 43-45 Kay Street/136 Canning Street, 76 and 80 Station Street, 51-53 Station Street, and 56-58 and 60-62 Station Street	1980s programme of low-scale infill public housing constructed in several locations in Carlton (Kay, Canning and Stations streets), and designed by noted architects including Edmond & Corrigan, Greg Burgess and Peter Crone
9	RMIT buildings 51, 56 and 57, 80-92 Victoria Street, 115 Queensberry Street and 53 Lygon Street	Three related tertiary institution buildings – RMIT buildings 51, 56 and 57 – constructed in the 1970s and 1980s as part of an RMIT masterplan and building programme

The citations are included at Attachment C to this report.

4.4 Additional statements of significance for select places in HO1

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

Table 6 Places for which statements of significance were prepared

Place/address	Existing grading	New grading
Clyde Hotel, 377-391 Cardigan Street, Carlton, is an interwar hotel which is substantially intact to its 1940 form and detailing.	Contributory	Significant (HO1)
64-68 Drummond Street, 1880s villa with rear 1980s art gallery addition by Nonda Katsalidis; the latter is an additional significant component of the property.	Significant	Significant (HO1)
San Marco Social Club (former 1880s dance hall/Monash House), 149-151 Canning Street, corner of Kay and Canning streets, is a long-standing place of value to the local community, including the Jewish and later the Italian community.	Contributory	Significant (HO1)
Carlton Squares (Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square), provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Carlton Precinct HO1 to be amended to include Lincoln Square in Carlton Precinct HO1	Ungraded	Significant (HO1)

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

4.5 Revised statement of significance for Carlton Precinct HO1

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

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

4.6 Documentation of the Aboriginal engagement

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

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

4.7 Summary of report attachments

The attachments to this report are as follows:

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

5.0 SUMMARY OF STUDY RECOMMENDATIONS

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

5.1 Adopt the recommended change of HO places to precincts

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

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

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

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

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

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

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

5.3 Adopt the revised Heritage Overlay place citations

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

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

* Denotes places that are recommended to be amended as precincts

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

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

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

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

5.5 Adopt the recommendations at Attachment F

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

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

5.6 Adopt the statements of significance

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

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

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

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

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

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

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

5.7 Include in the Heritage Overlay

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

- RMIT Building 94, 23-27 Cardigan Street
- Royal Women's Hospital Carpark, 108 Grattan Street

- Melbourne University Earth Sciences Building, with elevated pedestrian bridge, corner of Swanston and Elgin streets
- RMIT Building 71, 33-89 Lygon Street
- Co-operative Housing (also known as 'Cross Street Co-operative Housing')

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

- Commercial/office building, 207-221 Drummond Street
- Townhouses at 129-139 Canning Street

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

- Ministry of Housing Infill Public Housing
- RMIT buildings 51, 56 and 57 in Victoria, Queensberry and Lygon streets

5.8 Remove from the Heritage Overlay

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

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

5.9 Adopt outcomes of the Traditional Owner engagement

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

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

- Carlton Union Hotels Precinct, 1-31 Lygon Street (HO64)
- Former Children's Hospital Precinct, 5-21 Pelham Street (HO81)

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

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

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

- Site of the demolished Royal Women's Hospital, at the corner of Swanston and Grattan streets. Through consultation with Traditional Owners, and with reference to the Royal Women's Hospital's submission to the Senate Enquiry on forced adoption (Professor Shurlee Swain, 2012)

this is recognised as the birthplace of many Aboriginal people but also as a site of forced child removals; it has dual significance.

- Site of the demolished Pram Factory theatre, at 317-337 Drummond Street. The Pram Factory was the birthplace of Nindethana, Australia's first all-Aboriginal acting company.

Of the places within the Carlton Precinct HO1:

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

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

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

5.10 Additional research

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

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

5.11 Update mapping/correct addresses

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

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

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

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

ENDNOTES

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

ATTACHMENT A THEMATIC ENVIRONMENTAL HISTORY

Carlton Heritage Review

Thematic Environmental History



July 2019

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Prepared for

Version	Date
First draft	9 April 2019
Second draft	20 June 2019
Final document	30 July 2019

The City of Melbourne and the authors gratefully acknowledge the involvement of the Elders from the Bunurong Land Council Aboriginal Corporation and Woiwurrung (Wurundjeri) Cultural Heritage Aboriginal Corporation in the preparation of this document. The authors would also like to acknowledge the assistance officers from the City of Melbourne’s Aboriginal Melbourne and Heritage teams.

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Front cover image:

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

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Thematic Environmental History¹

Introduction

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

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

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

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

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

Aboriginal History

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

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

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

Chronology of Contextual History

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

Chapter 1: Pre-contact Environment

- Living as Carlton's original inhabitants

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

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

Chapter 2: Building Carlton

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

Early development

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

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

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

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

Places related to this theme

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

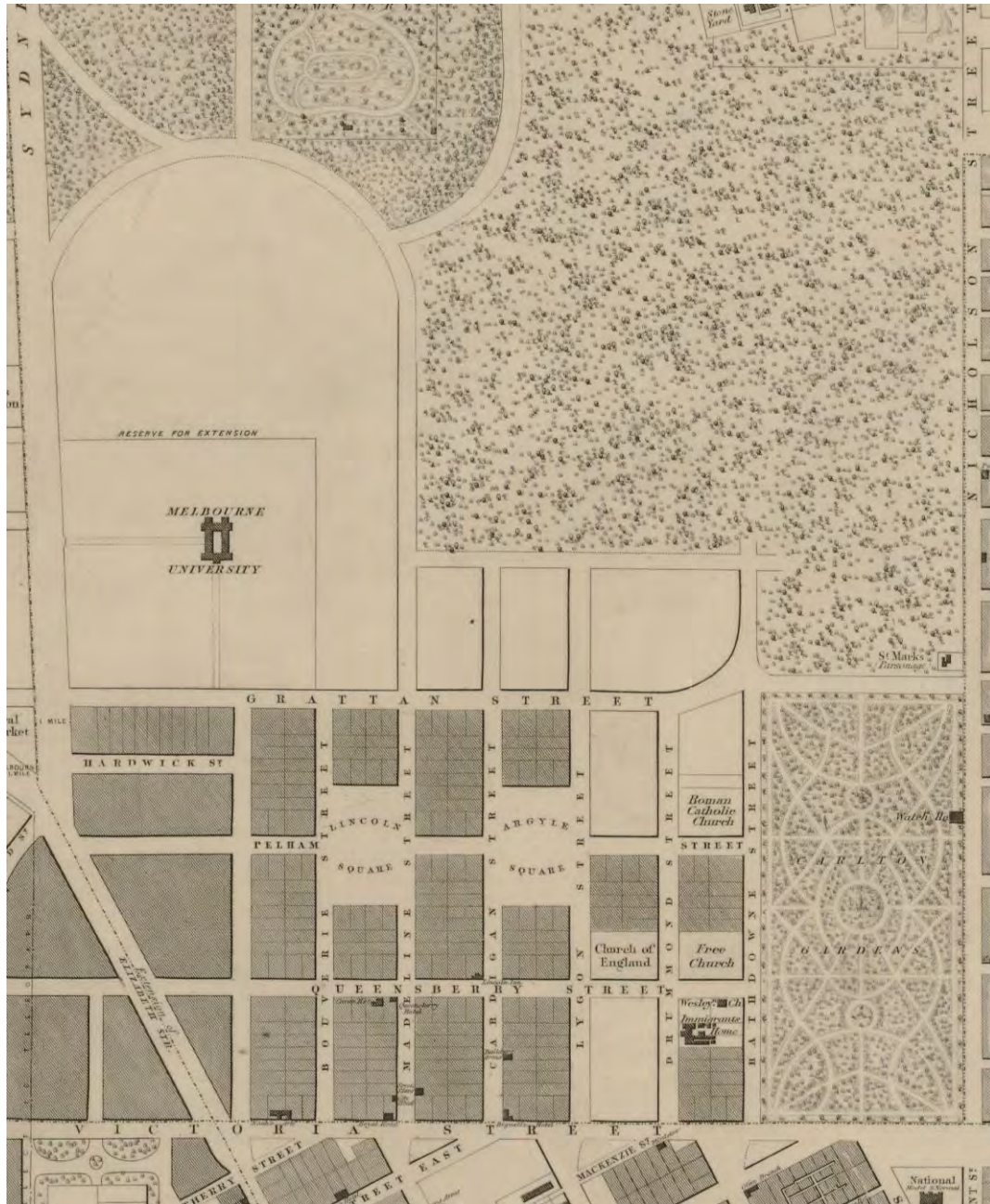


Figure 1 Detail of 'Melbourne and its suburbs' plan, compiled by James Kearney, 1855
Source: State Library of Victoria

Mid-late nineteenth century

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

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

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

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



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

Twentieth century

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

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

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

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

Places related to this theme

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

Public parks

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

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

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

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

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

Places related to this theme

- Carlton Gardens (VHR H1501)



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

Source: H44102, State Library of Victoria

Squares

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

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

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

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

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

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

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

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

Places related to this theme

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



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



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



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

Chapter 3: Peopling Carlton

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

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

Nineteenth century Carlton

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

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

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

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

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

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

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

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

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

Places related to this theme

- Nineteenth century cottages, Charles Street
- Palmerston Place

Aboriginal people

The surveying and subsequent emergence of Carlton as an early suburb, in typifying the growth patterns of Melbourne in the early post-contact era, was a process which both 'confirmed imperial power and allowed for the sale of Crown Land'.⁵⁹ For the Woiwurrung and Boonwurrung peoples and other Aboriginal groups that had frequented the area, this process was experienced as dispossession and alienation from their pre-contact traditional land, camping grounds and travel routes. However, continued Aboriginal occupation within the study area demonstrated adaptation and resilience. Early accounts confirmed that Aboriginal people 'continued to move through [colonised land], and use camps and meeting places',⁶⁰ later dwelling in both terrace and public housing. One Bunurong Elder noted that a cousin lived in public housing near the corner of Nicholson and Elgin Streets, and described it as 'a tough place', while another Bunurong Elder referred to an Auntie who lived in a Carlton terrace house near Lygon Street, a fact that made the area important to her.⁶¹

Since pre-contact times, the study area was adjacent to a number of favoured temporary camping places for Aboriginal groups from elsewhere.⁶² This presence has continued, as Carlton became one of many destinations for the 'internal migration' of Aboriginal people from other parts of Australia, often following the closure of Aboriginal missions. Consultation with a Wurundjeri Elder revealed that from the 1930s and 1940s a number of Aboriginal people moved into the area from after returning from Aboriginal missions, including Cummergunja on the Murray River in New South Wales.⁶³ Since 2001 the Church of All Nations, discussed in more detail below, has operated Indigenous Hospitality House to provide accommodation for Indigenous people supporting their relatives in hospital.⁶⁴

Jewish Carlton

As Melbourne's population diversified, so did Carlton, with new arrivals to the city settling in the suburb. Carlton attracted large numbers of Jewish people from Europe in the late nineteenth century and early decades of the twentieth century, and the Jewish population had a noticeable impact. This influx

formed one of Melbourne's (and Australia's) most lively centres of Jewish culture of the period. Julie Meadows, the editor of *A Shtetl in Ek Velt*, a collection of reflections of Carlton's Jewish residents, noted that:

Carlton was like a protective time bubble, a life raft for people coming from Europe ... For 40 years it was a thriving Jewish community, but by the mid-1970s few were left there.⁶⁵

With rising anti-Semitism in Russia in the 1880s and 1890s, numerous Jewish people from Central and Eastern Europe arrived in the inner suburbs of Melbourne.⁶⁶ Jewish-operated businesses in Carlton included plumbers, the Israelowitz Bros who were based in Lygon Street, Barrett Finkelstein's grocery in Cardigan Street, and his brother Henry Finkelstein's tailor shop in Madeline (Swanston) Street.⁶⁷ Rev. Moses Rintel, the rabbi of the East Melbourne Synagogue resided in Drummond Street from as early as 1875.⁶⁸ Over subsequent decades, Carlton and Carlton North became the centre of this Jewish population, signalling a shift away from earlier synagogues in Bourke Street, Melbourne and the East Melbourne Synagogue. By the 1920s, the Carlton Jewish population was a 'vibrant, dynamic, functionally independent centre', with the numbers of new arrivals such that the European Jewish customs became part of life in Carlton.⁶⁹ Yiddish also became a commonly heard language in the suburb, and was 'the universal language of a large proportion of the Jewish residents of Carlton'.⁷⁰ Newly arrived from Poland, and Carlton resident, the writer Pinchas Goldhar established the first Yiddish newspaper in Australia in the 1930s, *Di Oystralier Leben*, to appeal 'to eastern Europeans living in Carlton'.⁷¹ In the interwar period, there were a number of Jewish businesses operating in Carlton, including Zal Markov's chemist in the substantial Elgin Buildings at the corner of Elgin and Drummond streets. Goldhar described the impact of the Jewish community on the streets:

Drummond Street echoed to the sounds of many spoken languages. Jewish shops and small clothing factories were opened. The street was alive. The Jews worked hard, noisily. They and their wives and their children worked and saved penny upon penny. Good times came. The small businesses became large department stores and the little workshops, factories.⁷²

Jewish community facilities were also established in this period, to cater for what was becoming a relatively large segment of the population. The nineteenth century commercial building at 313 Drummond Street was occupied by the Kadimah from 1915. The organisation had formed in 1911 in Bourke Street, but soon required larger premises.⁷³ The Kadimah Hall hosted lectures, and gatherings of various Jewish societies, before relocating to Carlton North in 1933. The building at 6 to 8 Grattan Street, part of the former Lemon Tree Hotel complex at the corner of Grattan and Rathdowne streets, was built c. 1871. Jewish groups used the building between 1909 and 1920 as a synagogue, social club and library centre, and later as the Carlton kadimah.⁷⁴ From 1919, a permanent home for the Woolf Davis Chevra was secured, with a Shul constructed at 10 Pitt Street.⁷⁵ A former Oddfellows Hall and dancing studio at 149 Canning Street became reportedly 'the first Jewish communal hall in Victoria' when it was reopened as Monash House following alterations in 1926.⁷⁶ Sir John Monash formally opened the hall.⁷⁷ Its opening represented a 'great day in the history of the Jewish community of Melbourne', and the building was used by the Judean League of Victoria, and for dances, competitions and lectures.⁷⁸ In 1927, the Carlton Synagogue – 'Melbourne's third synagogue' – was opened in Palmerston Street (Figure 7). From as early as c. 1960 until at least 1974, a site on the corner of Pitt and Canning streets, adjacent to the Pitt Street Shul, was occupied by the Melbourne Chevra Kadisha, the Jewish burial society.⁷⁹

Carlton's status as the centre of Jewish Melbourne continued until around the middle of the twentieth century. As families established themselves in Melbourne many moved from the inner suburb south to the more desirable bayside suburbs. The Carlton synagogue was demolished in 1970, replaced by a primary school within the Carlton Housing Estate. The Pitt Street shul was closed in 1965.⁸⁰



Figure 7 The newly opened Carlton Synagogue, Palmerston Street, 1927
Source: *Herald*, 28 September 1927, p. 14.

Places related to this theme

- Former Woolf Davis Shul, 10 Pitt Street (HO1)
- Elgin Buildings, 161-169 Elgin Street (HO1)
- Shops and residence, 313 Drummond Street (VHR, H0043)

'Little Italy'

Perhaps the most well-known of the migrant groups to make Carlton their own is the wave of Italian migrants that arrived in the suburb in the post-war period. It has been estimated that the number of Italians in Carlton rose from 800 in the mid-1940s to more than 5000 by 1960, representing at least 25% of the population of Carlton.⁸¹ The shift in the character of Carlton in the twentieth century, and the importance of the suburb to the Italian community is hard to overstate:

Carlton has been the cradle of our migration to Melbourne; the gathering place for those arriving migrants who knew that someone, somewhere, was waiting for them, that some voice was speaking the same language.⁸²

There were people of Italian background in Carlton from the 1860s, including Italian musician Alberto Zelman who resided in Drummond Street in 1879-80, and confectioner A Borzoni in Lygon Street in the 1880s. While the population was 'numerically small' before 1945, by the 1910s, there were a number of families in Argyle Square and Cardigan Street, as well as Italian run boarding houses. The overall population of Italians in the City of Melbourne increased significantly from 237 to 1612 in the interwar period, and although the numbers in Carlton have not been identified, it is understood that the majority lived in the suburb.⁸³ It was in this period that Italian social clubs and community groups began to be established, including the Circolo Democratico Italiano or Club Duca degli Abruzzi, which had its headquarters at the corner of Queensberry and Cardigan streets.⁸⁴ The elaborate 1890s residence at 48 Drummond Street, originally Benvenuta but now known as Medley Hall, was occupied as an Italian club in the 1930s, and the office of the Italian newspaper, *Il Giornale Italiano*.⁸⁵

The Italian occupation of Carlton became highly visible after World War II. In 1951, an agreement was signed between Italy and Australia, giving Italian migrants eligibility to access assisted passage to Australia. However, most Italian migrants came to Australia unassisted, or with support from family. Such was the influx that the community's population in Victoria increased from 8305 to 91,075 between 1947 and 1961.⁸⁶ The increasing number of residents with Italian backgrounds, including the Australian-born children of post-war migrants, saw commensurate increase in Italian businesses and shops, some of which became landmarks or destinations in their own right. Italian children attended local schools and playgrounds. Support services were also established, both for children and adults, including English language classes and Italian schools, and the Committee of Assistance for Italians (Co.As.It) in 1967. The popular *Il Globo* newspaper was produced in Carlton, and became the most read Italian newspaper in the state, and an important advocate for Italian-Australian workers.⁸⁷ A well-known local landmark is Bosari's corner at Lygon and Grattan streets, named for the cycle shop established by Nino Bosari, the Italian gold-medal winning cyclist, in 1941. Bosari was an important member of the post-war Italian community in the suburb.⁸⁸ An early neon sign on the chamfered corner of the Victorian-era building advertises 'Bosari's corner' and 'Ex-Olympic Champion'.

Historian Robert Pascoe noted that Carlton became 'an environment where [Italian-Australians] could feel comfortable, surrounded by culturally familiar institutions.' Part of that comfort in the environment was created by public ceremony:

[S]treet festivals, church occasions, family functions and sporting fixtures ... [helping to] wield together a group of people who were feeling alienated, divided, powerless and homeless.⁸⁹

The tradition of public ceremony continues. The Lygon Street Festa (Figure 9), which commenced in 1978 as an adjunct to the Italian Arts Festival, has been one of the more visible public expressions of Italian Carlton. Now known as the Carlton Italian Festa, its focus has more recently moved to Argyle Square.⁹⁰ This square has also in part been remodelled to present as a 'modest' Italian piazza, recognising the Italian community's importance to the suburb.⁹¹ Lygon Street was also the site of impromptu celebrations, as explained by fourth generation Italian Carlton resident, Marco Donnini:

It's like everybody just knew where to come ... This was the case for many years, if Carlton won the grand final, if Italy was in the World Cup, every Friday and Saturday night, you couldn't get into Lygon Street, it was just the place to be.⁹²

Post-war migration has changed the streetscapes of Carlton in a number of both subtle and more obvious ways. Aside from the proliferation of Italian businesses, many new residents of the suburb added to or changed the presentation of their houses. Ornate nineteenth century detailing to parapets, verandahs and fences was removed, and narrow sash windows were replaced with larger casement openings, all 'progressively modernising' Victorian era terraces (Figure 8).⁹³ As noted in the City of Melbourne *Thematic Environmental History*:

A few houses in suburbs like Carlton were given a full 'Mediterranean' treatment with cast-concrete columns to support the flat verandah roof and terrazzo flooring.⁹⁴

Italian occupation of Carlton declined from the mid-1960s into the 1970s, when many left the suburb for larger houses and gardens in middle and outer suburbs. Carlton, however, maintains a strong connection with the Italian community, as well as its reputation as the heart of Italian Melbourne.

Places related to this theme

- Bosari's Corner, 201-203 Lygon Street (HO1)
- Argyle Square (HO1)
- Co.As.It and Museo Italiano, Faraday Street (HO1)



Figure 8 Members of the Russo family in front of their house in Carlton (location not known), c. 1945
Source: Russo Family Collection, H2009.17/11, State Library of Victoria



Figure 9 Waiters Race, Lygon Street Festival, 1984
Source: Rennie Ellis Photographic Archive

Post-war migrant Carlton

While the Italian migration to Carlton is well known, other migrant groups made the suburb home in the twentieth century. Compared with other parts of Melbourne, the suburb's housing remained relatively cheap. This, along with its proximity to the city, made Carlton an obvious place to establish a new life for those arriving with few resources. Other Mediterranean migrants, such as Greeks, Spanish and Lebanese people, as well as arrivals from South America, China and Vietnam came to reside in Carlton. The suburb also drew migrants from surrounding suburbs to socialise, shop and attend religious services.

Reflective of the multicultural character of the suburb is the development of the Wesleyan Methodist Church, built in 1869-70, to become known as the Church of All Nations in the 1960s. Under the supervision of Reverend Norman Lowe, the church became an important community centre for the many migrants living in Carlton, and further afield. As well as services being simultaneously translated into four languages, the church initiated programs aimed to assist new arrivals to settle and integrate, including social activities and employment support (Figure 10). As described by Lowe in 1968:

We became associated with the smaller ethnic groups ... Argentinians, Chileans, Egyptians, Lebanese, Portuguese and Spanish – they all found us.⁹⁵

Places related to this theme

- Church of All Nations, 178-204 Palmerston Street (HO1)

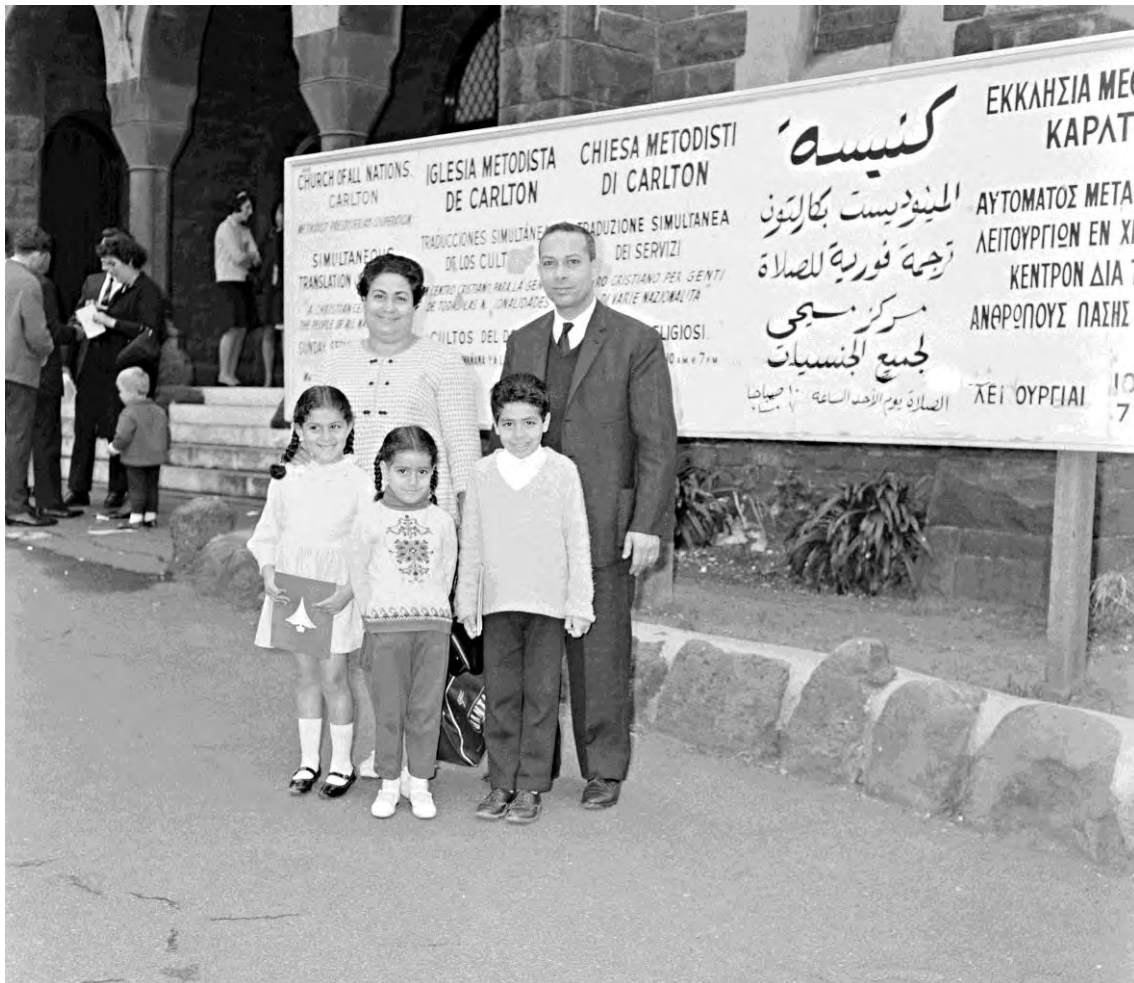


Figure 10 An Egyptian family outside Church of All Nations, 1968, with multi-lingual signage behind
Source: A12111, 1/1968/9/30, National Archives of Australia

'Slum' Carlton

With the intense development of Carlton through the nineteenth century, and the increasing impetus to accommodate people in smaller residences, sections of Carlton became characterised as 'slums'. Although this was often a fairly loose – and prejudicial – term, it tended to describe the areas that included small residential buildings accessed from laneways and rights-of way. As early as the 1860s, newspapers were reporting on the 'back slums' of Melbourne.

Private subdivisions, such as that undertaken by William Levers in Levers Place off Cardigan Street, enabled the construction of small houses fronting laneways, away from the main thoroughfares. By the 1870s, numerous dwellings had been constructed 'off' the main streets, often having a single owner who rented them out. Thomas Squires, for example, owned six buildings, one in Cardigan Street and five to the rear. Of these, four were wooden cottages with a brick cottage and brick shop also identified in the municipal rate books of 1872. The smallest of the sites was 11 feet by 60 feet (3.35 metres by 18.3 metres).⁹⁶ Likewise, Edward Cornell, owner of Madeline House drapery at the corner of Queensberry and Madeline (Swanston) streets, also owned six two-roomed wood cottages in a laneway off Madeline Street, likely what is now known as Cornell Place.⁹⁷ These were timber buildings, with no party walls separating each residence.

By the 1890s, with Carlton's land area substantially developed, very small dwellings fronting laneways behind larger houses were relatively common. While Carlton to the north of Grattan Street was perhaps more characterised by its working-class identity and generally more modest houses, tiny dwellings in fact proliferated in the suburb. The larger allotments to the south, in streets such as Drummond and Lygon streets, had sufficient space behind to accommodate additional separate buildings to be constructed to the rear. The MMBW plans of the 1890s indicate just how much of Carlton's housing stock was located off the main grid of streets. One plan shows a number of small cottages in the laneways off Madeline and Queensberry streets, including Cornell's two-roomed cottages on Cornell Place (Figure 11). Others show the rear dwellings sharing the street numbering of the houses the rights-of-way adjoined, such as 254A, 254B and 254C Drummond Street, and 269A and 269B Rathdowne Street.⁹⁸

It was such collections of buildings that attracted the attention of social campaigners and government officials, with a commonly held belief in the nineteenth and early twentieth centuries that slums 'bred' criminality, immorality and laziness, a belief often tied in with eugenicist thinking about race and environment.⁹⁹ Official concern was as much about the condition of buildings and the sharing of yards and water closets, as it was about the usually small number of rooms in each dwelling. The 1913 Joint Select Committee investigation into the 'housing of the people in the metropolis' described a number of the laneways in the area:

[Finlay Place] is a lane on ground 122 feet by 53 feet [37 metres by 16 metres]. There are ten houses on that lot. They are all wooden with the exception of one, which is bluestone ... [A]ll the houses in this lane are in a dilapidated state, and should be pulled down. They have recently been done up, but it has just been a coating of calcimo on the outside.

[Little Queensberry Street] runs north and south. There are eleven houses there. It is a 12-foot right-of-way. With the exception of one house, it is occupied by women and men of the lower class ... [No. 17] is practically not fit to live in.¹⁰⁰

A witness described the owner of many of the properties in Little Queensberry Street as a member of the 'exorbitant class' who 'charges exorbitant rents for houses, and has taken advantage of the times.'¹⁰¹ While witnesses at the hearings noted where 'respectable people' lived, the migrant background of others, particularly Italian or Chinese, was often identified. As observed by George Tibbits, Carlton's proximity to employment in the city was advantageous for those people that could not access public transport from suburbs further afield.¹⁰²

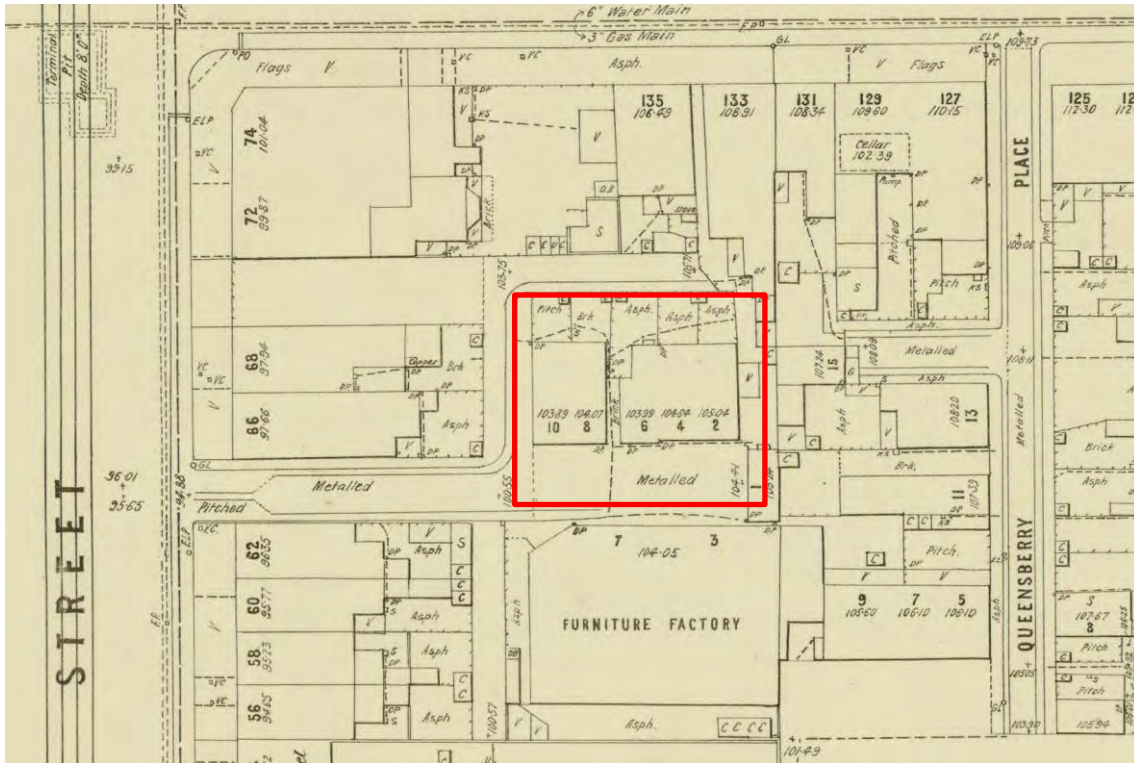


Figure 11 MMBW detail plan no. 1179, 1896, with Cornell's leased dwellings indicated. Other small cottages can be seen in this plan
Source: State Library of Victoria

There was genuine concern for the 'plight' of those living in these so-called slum areas, and this concern gave impetus to the creation of the Housing Commission of Victoria (HCV) and the State Savings Bank's loan scheme. These initiatives were intended to remove the power that unscrupulous landlords could hold over vulnerable people with little choice for housing.¹⁰³ Frederick Oswald Barnett was studying at Melbourne University in the late 1920s and early 1930s and established a study group of people from a number of community organisations. The group met to discuss housing reform, evolving to become the slum abolition movement. He was appointed as a member of the Housing Investigation and Slum Abolition Board established by Premier Albert Dunstan in 1936, and the vice-chairman of the subsequent HCV.¹⁰⁴

In 1934, a year before the one-hundredth anniversary of the establishment of Melbourne, Barnett described action on the slums of Melbourne as 'a centenary duty' and an 'investment for the state'.¹⁰⁵ Barnett surveyed the inner suburbs of Melbourne, documenting the laneways, housing and lives of many of Carlton residents (Figure 12-Figure 15Figure 13). His photographs represent a comprehensive record of the poorer sections of Carlton in the interwar period, and formed much of the illustrative material contained in the first progress report of the Slum Abolition Board of 1937, along with maps showing the areas of concern in the suburb (Figure 16). The Board observed of Carlton:

The main streets generally are wide and well planned. There are, however, many narrow back and side streets, rights-of-way, 'places' and lanes which have encouraged the development of typical slum-pockets. The cul-de-sac type of pocket is much more in evidence in Carlton than elsewhere. The urgent need of this area is the demolition of the slum pockets ...¹⁰⁶

From the 1950s and into the 1960s, the expansive and 'hyperactive' slum clearance work developed into a programme of urban renewal by the HCV, which began to impact on the urban fabric of Carlton.¹⁰⁷ In 1960, the results of the Shaw-Davey investigation of slum reclamation areas were released, informed, reportedly, by a survey from the vantage of a car.¹⁰⁸ It identified 74.2 acres of 'decadent areas' in

Carlton as requiring 'immediate attention', that is, almost the whole area bound by Nicholson, Princes, Elgin and Lygon streets. The area already comprised four areas of slum reclamation.¹⁰⁹ In 1960-61, the first of the low-rise walk up blocks of flats was under construction on the reclamation area bound by Canning, Palmerston, Nicholson and Elgin streets.¹¹⁰ Planning also commenced for similar blocks on the larger Reeves Street estate, to accommodate 310 flats.¹¹¹ After first being proposed in 1958, high rise towers of twenty storeys were constructed at the Reeves Street and High Street estates from 1964, with construction on the second tower conducted at such a pace that one floor comprising nine flats was built per week.¹¹² The Carlton Estate became the most densely populated of the HCV estates, at 247 people per acre.¹¹³ The slum clearance programme, as its name suggests, cleared away earlier housing that was deemed below the acceptable standards for human habitation. The Reeves and High Street estates replaced numerous houses, shops and businesses, and hotels. A section of Drummond Street and both Reeves and High streets were subsumed into the new development, and laneways including Somerset, Tobias and Airedale places and a number of unnamed rights-of-ways were removed (Figure 17).

However, the social and economic conditions of Melbourne and Carlton in the 1960s had 'dramatically changed' from those of the 1930s, when initial investigations of the Slum Clearance movement were undertaken.¹¹⁴ Despite some of the assertions of the Housing Commission, by the mid-1950s, Carlton was 'rapidly becoming [a suburb] where most houses are owner-occupied', whereas 'previously they were districts where most properties were owned by investors.'¹¹⁵ As the *Argus* observed:

Many houses in [Carlton] are old – some very old – but where they are structurally sound, they are being transformed by their new owners ... Most of the new owners fortunately are not disturbing the character of their purchase by altering the front unduly. With the careful use of paint, they are bringing out the architectural features of the old buildings so that they present pleasing and attractive appearance.¹¹⁶

Many post-war migrants had purchased homes that had been the subject of Oswald Barnett's investigations in the 1930s, and many took on the improvement of these buildings. Even the Minister for Housing remarked after a visit to Carlton that most of the houses he had seen that were slated for reclamation were in fact 'little palaces', after improvement by their 'New Australian' owners.¹¹⁷ Concerns were raised that despite the improvements being made, it was these new owners that were most heavily impacted by the work of the HCV, with the threat of reclamation still present. Furthermore, from an Aboriginal perspective, one Bunurong Elder alluded to how 'welfare moved in' to areas regarded as 'slums'. Yet she also challenged this characterisation of 'slum', observing that Aboriginal families had nevertheless remained living together in such circumstances. This observation alluded to how the involvement of 'welfare', in this context, a pejorative euphemism for paternalistic and often racist government programmes, had at times resulted in family fragmentation.¹¹⁸

While some housing legitimately still required urgent upgrading, the HCV appeared to remain ignorant to the fact that improvements were being made by owners of properties in the slum reclamation areas. As architectural historian George Tibbits observed, the HCV:

[P]ersistently refused to acknowledge ... the emerging regeneration of old Carlton, brought about by rising incomes, individual design imagination, and, most importantly, a veritable revolution in the availability and cost of new materials ... for house improvement.¹¹⁹

Community opposition to the work of the HCV increased during this period, with the Carlton Business and Property Owners' Association one of the 'best organised, vocal and effective' of the groups.¹²⁰ In the early 1980s, following a major reshuffle of the operation of the HCV, and in a context of gentrification of the suburb, a new approach was taken in the provision of social housing in Carlton. Within what was known as the ex-slum reclamation area in Kay Street, three architecture firms were commissioned to design small-scale housing which would fit within the Carlton streetscapes.¹²¹

Edmond & Corrigan, Greg Burgess and Peter Crone designed buildings of one and two storeys in Kay, Station and Canning streets. The HCV estates continue to be occupied by a diverse range of people, accommodating both long term residents of Carlton and new arrivals. The HCV also undertook a programme of 'rehabilitation' of houses it had acquired, bringing them up to a standard it considered appropriate. By the late twentieth century, many of the nineteenth century houses identified in the 1930s had been done up and were now sought-after properties.

Places related to this theme

- Nineteenth century houses, David Street and Palmerston Place (HO1)
- Infill housing, Kay and Station streets (HO1)



Figure 12 Women and eight children gathered around table at meal-time, c. 1935
Source: F Oswald Barnett Collection, Heritage Collection, Melbourne Library Service



Figure 13 'Family in Carlton slum area', c. 1930s
Source: F Oswald Barnett Collection, Heritage Collection, Melbourne Library Service



Figure 14 Houses in David Street, 1935. The five houses on the right are extant
Source: F Oswald Barnett collection, H2001.291/11, State Library of Victoria



Figure 15 Residences fronting an unidentified laneway, 1934. Note access to water at right of lane and laundry drying at end of laneway
Source: F Oswald Barnett collection, H2001.291/7, State Library of Victoria

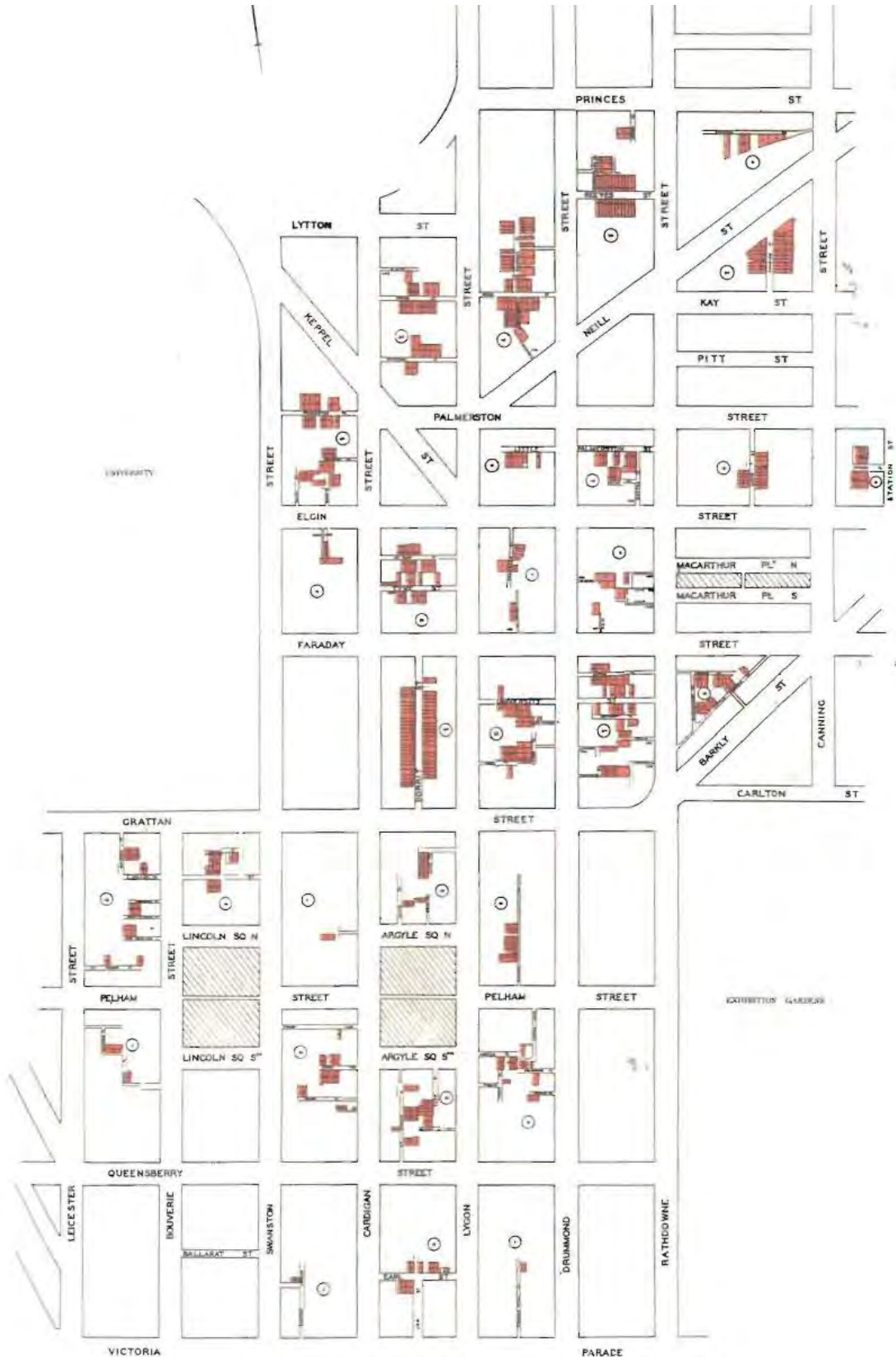


Figure 16 Detail of plan showing 'slum pockets' in red, Carlton, 1937
Source: 'First (Progress) Report, Slum Reclamation: Housing for the Lower-Paid Worker',
October 1937, Housing Investigation and Slum Abolition Board



Figure 17 Aerial photograph of the Carlton HCV estates, 1951 (left) and 1969 (right), showing earlier buildings replaced with low-rise walk up blocks and high-rise tower blocks
Source: Land Victoria Historic Aerial Photography Collection

Gentrification: students and 'trendies'

The 1960s also signalled the beginning of Carlton's gentrification, a process that continues to this day. Instigated by students, academics and 'trendies' attracted by the suburb's 'cosmopolitan' character and seeking an antidote to the perceived mono-cultural outer and middle suburbs, the demographics of Carlton yet again underwent a transformation.

Students had long been part of the Carlton landscape, with young men and, from 1881, young women attending the University of Melbourne. Prior to the mid-twentieth century, the majority of these students came from already privileged backgrounds, being the children of 'merchants, judges, government officials, graziers, businessmen and the clergy.'¹²² As enrolments steadily increased, so too did the provision of accommodation at colleges at the northern end of the university reserve. The university in many ways was a self-contained entity, fenced off and with often limited interaction with the broader suburb of Carlton.

The post-war increase in access to education, following the Murray Committee report of 1957 to the Australian government, saw a resultant rise in the number of students and academics living in Carlton. In the mid-1950s, there were 74 students and two professors listed on electoral rolls as living in Carlton, including on University grounds. Twenty years later, this number had increased to 1056 students and 300 academics, although now also accounted for 18-20 year olds, by then granted the right to vote.¹²³ Many of these students lived in the terrace houses (so called 'share houses') around Carlton, a shift beyond the university enclosure. The houses were 'squalid', and thus affordable for students, with Carlton a culturally diverse place in which to live.¹²⁴ Many young people who moved to Carlton from the outer suburbs were impressed by the cosmopolitan neighbourhood:

The intensely mixed social fabric of Carlton ... [gave] us for the first time the feel of cities where the dreamers of ideas feed their dreams.¹²⁵

The 1960s and 1970s were an intensely political time, with a number of social issues becoming the focus of student activism, including women's liberation and the Vietnam War. As was the case with universities around the country, large protests were held in and around the University of Melbourne (Figure 18). The HCV's 'slum clearance' work also had an impact on political movements in Carlton, as people fought the demolition of large areas of the suburb. Many of the students remained in the suburb following the conclusion of their studies, and joined the artists, creative types, and professionals, known as 'trendies', who bucked the trend of the 'white picket fence ideal' and opted to live in Carlton.¹²⁶

The arrival of the so-called 'trendies' also saw a re-evaluation and new appreciation of Carlton, turning what had previously been seen as a slum suburb into one with 'historic' neighbourhoods.¹²⁷ This new view of Carlton gave rise to attempts to save its streetscapes, led by 'the biggest, noisiest, most tenacious and professional of the new bands of urban activists.'¹²⁸ This period gave rise to active community groups in the suburb, including the Carlton Association, and later the Carlton Residents Association and the Carlton Community History Group. The community work and political activities of these groups paved the way for the retention of many of Carlton's historic streetscapes and important heritage buildings. Likewise, other Carlton buildings were re-occupied by the 'trendies' for creative endeavours, such as the La Mama and Pram Factory theatres, discussed below in Chapter 7. Historian Seamus O'Hanlon summarises the somewhat idealistic contemporary view of Carlton's 'glory days' as an alternative centre in the 1970s:

... a diverse range of individuals and groups co-existed in relative harmony: Italians, Greeks, Lebanese, and the local-born, workers and students, the old and the young, as well as the rich and poor, lived side-by-side in cramped cottages and grand terraces that had seen better days.¹²⁹

However, he notes that despite the desire to compare the suburb to New York's Greenwich Village, Carlton was instead often:

an uncomfortable mix of often uncomprehending old Australia, post-war Italian immigrants, students, and what were then called 'trendies ... who were rapidly gentrifying the suburb.'¹³⁰

Carlton's prominent role in alternative Melbourne was ending by the early 1980s, as further gentrification took hold and land values rose. However, Carlton continues to be occupied by a range of professionals, creatives and students.

Places related to this theme

- Carlton Heritage Precinct HO1
- Intact terrace rows preserved and given statutory heritage protection as a result of community pressure



Figure 18 Protestors in Carlton during the visit of United States President Lyndon B Johnson, c. 1966, Colin Sach, photographer
Source: 1985.0025.00072, University of Melbourne Archives

Chapter 4: Building Carlton's industries and workforce

- Developing a manufacturing capacity
- Marketing and retailing
- Exhibiting Victoria's innovation and products
- Entertaining and socialising
- Working

Developing a manufacturing capacity

In Carlton, larger-scale industry and manufacturing has more typically been located towards the west of the suburb, outside the study area. For example, the residential areas to the west of Barry and Berkeley streets were redeveloped in the interwar period with larger commercial and warehouse buildings.¹³¹

Within the predominantly residential sections of Carlton, however, large-scale industrial development in the nineteenth century was relatively rare. Carlton's rapid expansion as a dormitory suburb in the 1860s and 1870s, the number of reserves for public institutions and gardens, its early fine grain development and adherence to the Melbourne Building Act from the early 1870s appear to have discouraged the development of such complexes to the east of Swanston Street. In many parts of the suburb there was simply insufficient vacant land or available properties on which to establish or develop substantial industrial sites. While other inner suburbs, such as Fitzroy and Collingwood, became the location of large factory complexes which dominated certain neighbourhoods by the end of the nineteenth century, the factories in Carlton were generally much smaller, and spread more sparsely through the suburb. Where manufacturing did occur, such enterprises included (in 1880):

... three [flour] mills, one brewery, three ginger-beer manufactories, three foundries and several monumental stone masons.¹³²

The MMBW detail plans of the mid-1890s help illustrate the types of small-scale industry in the suburb. Small workshops can be seen located to the rear of residential terrace rows, and accessed from rights of way. This was much in the way that small residences were constructed behind other residences fronting the streets; such was the density of development in Carlton that 'excess' land to the rear of houses was made available for a variety of purposes.

Cordial factories were another relatively common occurrence in Carlton by the end of the nineteenth century. With the rise in the temperance movement and aided by the warm Australian climate, cordial and 'soft' drinks became increasingly popular.¹³³

Such manufacturers typically distributed in their local area, and as such there were numerous factories in Carlton, as shown on the MMBW plans. These include locations in Cardigan Street, opposite Argyle Square, Grattan Street on the site of the St Joseph's Receiving Home, and behind houses fronting Rathdowne Street.¹³⁴ Also servicing their immediate surrounds were small bakehouses, which were also dotted throughout the suburb (Figure 20). The MMBW plans additionally show a concentration of iron foundries, sawmill, timber yard and furniture factories in the block bound by Victoria, Madeline (Swanston), Cardigan and Queensberry streets.¹³⁵

As noted above, the larger factory complexes tended to be located in the western parts of the suburb. One larger manufacturing site was the three-storey brick clothing factory of Banks and Co in Pelham Street, constructed in 1884 to a design by architect Charles Webb.¹³⁶ The site in Carlton, 'in proximity to the University gardens and other grounds' gave 'it an advantage as a workroom over factories situated in the centre of the city'.¹³⁷ This factory was built in accordance of the recently passed Factory Act, and it was claimed that its workers were the first to benefit from the fairer wage terms which had been the outcome of the Tailoresses' Strike of the early 1880s.¹³⁸

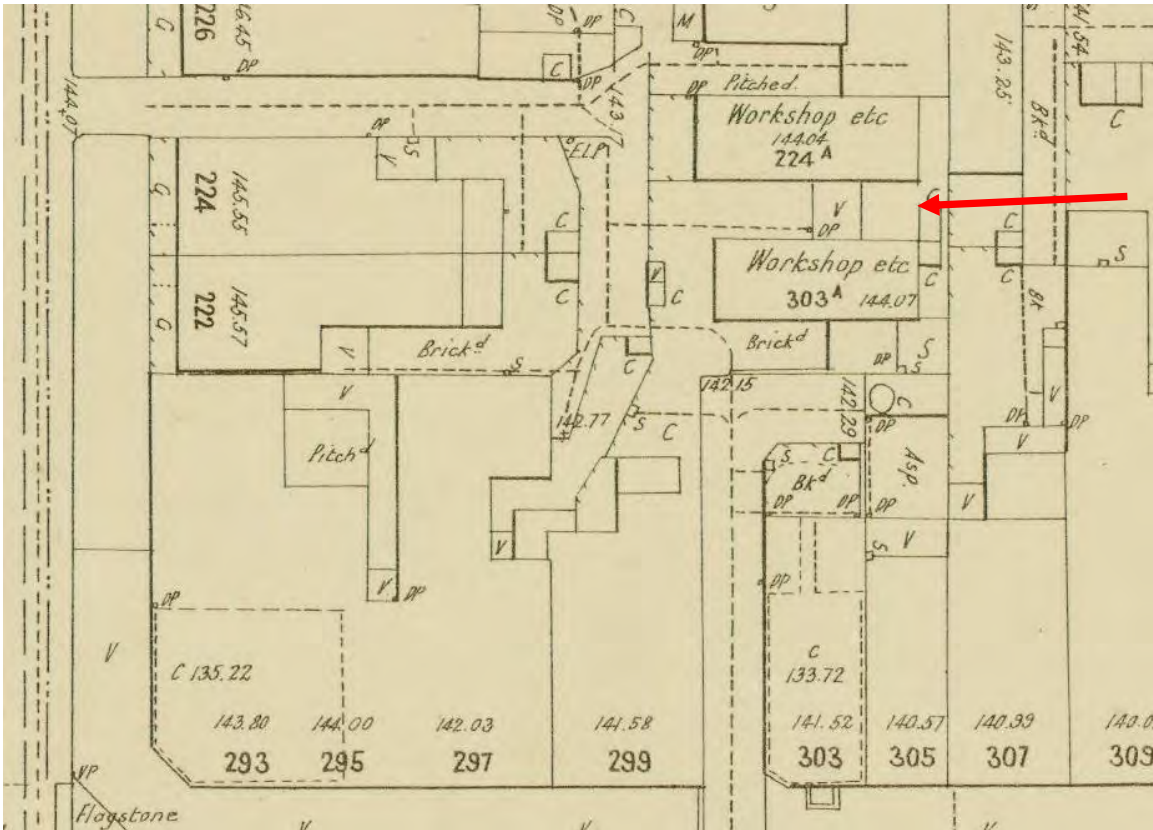


Figure 19 MMBW detail plan no. 1171, 1897, showing the intersection of Station and Elgin streets, with two workshops set back from the street (indicated)
Source: State Library of Victoria

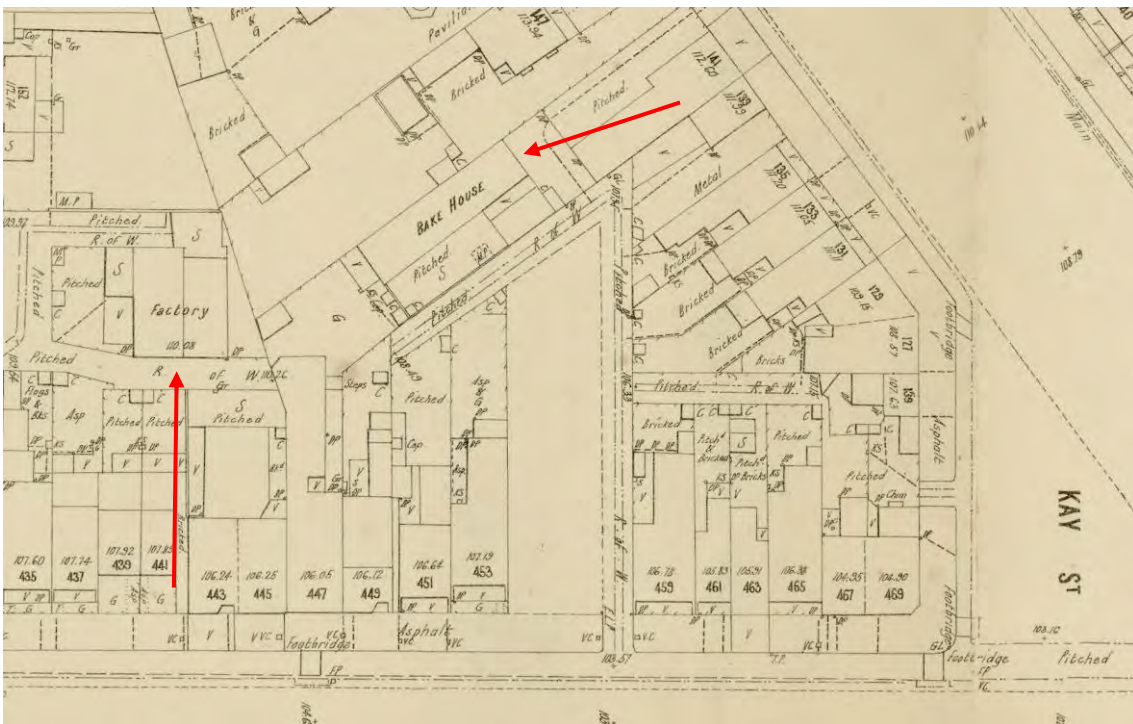


Figure 20 MMBW detail plan no. 1188, 1896, showing bake house and factory (indicated) located behind residences in Kay and Rathdowne streets
Source: State Library of Victoria

The scale of the large Carlton Brewery complex (Figure 21), in the block bound by Swanston, Victoria, Bouverie and Queensberry streets, is unusual in the context of the suburb. The site was used as a brewery as early as 1858 when Rosenberg and Co. established the North Melbourne Brewery on the site. This brewery closed within a year but reopened in 1864 with a new owner, John Bellman, who used Rosenberg's buildings and plant, but renamed the operation the Carlton Brewery. Bellman also expanded the complex, but his company failed, and the brewery was sold in 1865.¹³⁹ New owners Edward Latham and G M Milne had more success with the business, and over the next twenty years both plant and buildings on the site were expanded as the company's output increased.¹⁴⁰ The complex of bluestone buildings, which comprised stables, cellaring and warehousing, with a prominent brick brew tower, became a landmark at the south-west of Carlton. The brewery ceased operation at the Carlton site in the 1980s, and the site has since been redeveloped for a range of educational, residential and commercial uses.

In the twentieth century, there were some instances of larger complexes in the southern part of the suburb, including the development by textile manufacturers Davies Coop between Cardigan and Lygon streets at the southern end of the suburb (Figure 22). Wholesale tailors and woollen merchants Davies Doery also established a Carlton factory in the 1930s, having purchased a site at 538-544 Swanston Street in 1935.¹⁴¹ The *Sands & McDougall directory* of 1940 notes a number of motor body and motor parts/accessories manufacturers in Cardigan Street.¹⁴² Other larger manufacturing sites included the Paramount Baby Carrier Factory in Drummond Street and the Ball & Welch site near the corner of Drummond and Faraday streets.

Aboriginal people were also employed in Carlton manufacturing industry. Nora Murray recalled that during the Second World War, when she was about 13:

I was working afternoon shift at Australian Cans in Nicholson Street, Carlton. We made the cans for the food that was provided to army personnel. I worked night shift.¹⁴³

Demonstrative of a late twentieth century shift of industry away from the inner suburbs, and the increasing occupation of Carlton by educational institutions, the Davies Coop complex was substantially redeveloped by RMIT as part of its expansion north of its city campus. Likewise, the Paramount factory became the well-known Pram Factory theatre in the 1970s.

However, although the western part of Carlton developed a more industrial character in the interwar period, and other pockets of the suburb also underwent similar development, the majority of Carlton remained residential.

Places related to this theme

- Former Carlton and United Brewery (VHR H0024)
- Former Banks and Co. factory, 96 Pelham Street (HO82)
- Former Davies and Coop building (now RMIT building), 42 Cardigan Street



Figure 21 Oblique aerial view of the Carlton Brewery site, looking from Queensberry Street towards the Melbourne City Baths (centre top of image), 1938
Source: Airspy collection, H91.160/513, State Library of Victoria



Figure 22 View north across Carlton Brewery complex with twentieth century manufacturing buildings of Davies Coop in the background, c. 1921-30
Source: Walter Vears collection, H99.149/60, State Library of Victoria

Marketing and retailing

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, including Elgin Street, in the nineteenth century, a number of small retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops and local businesses servicing the immediate surrounding area.

The *Sands & McDougall* directories show several groupings of service retailers had been established across the suburb by the early 1860s. The commercial thoroughfares appear to be well established along the north-south and east-west streets by this time, with Cardigan, Madeline (Swanston) and Leicester streets populated by numerous shops. This is possibly due to these streets' proximity to the markets and Elizabeth Street, which was the start of main route north from Melbourne and an established commercial street. Cardigan Street had a mixture of businesses including at least seven grocers, hairdressers, watchmaker, chemist, butcher, tailor and a hay and corn dealer. Many of these retailers lived on the premises in attached residences. As a main east-west thoroughfare, Queensberry Street likewise had a diverse range of small retailers, including chemist, green grocers, photographer, butcher, baker and bootmaker.¹⁴⁴ The shorter or secondary streets more typically had food related shops, catering to the surrounding residences. Grocers proliferated, and are listed on both the main thoroughfares and on smaller streets. By the 1870s, Barkly Street was established as a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.¹⁴⁵ The rare surviving two-storey timber shop at 68 Barkly Street, first listed in 1863 as premises of a paperhanger and painter, housed varied businesses over the nineteenth and twentieth centuries.¹⁴⁶

Carlton's proximity to the markets, particularly the Queen Victoria Market, also enabled more *ad hoc* trade to take place on the suburb's streets, particularly late at night. Oyster hawkers, fish hawkers and fruit hawkers would have likely purchased their goods at the markets, before taking them into Carlton to sell in the suburban streets.¹⁴⁷

Commercial precincts developed in Barkly and Lygon streets. By the end of the nineteenth century, the three-way intersection of Barkly, Canning and Faraday streets had a number of businesses servicing residents in the immediate locality, including hotels. A run of grocers, baker and butcher at 62-76 Barkly Street provided locals with the basic supplies. Lygon Street, meanwhile, was the established retail centre, differing from the small groupings such as the Barkly/Faraday street intersection by providing a broader range of shops, and catering for the whole of the suburb. More specialised businesses in the 1890s included fancy repositories, dentists and hairdressers. Businesses showing the emergence of Lygon Street's hospitality character - cafes, wine shops and oyster saloon - were also listed in the *Sands & McDougall* directory in the late nineteenth century.¹⁴⁸ Retailing was also commonly a place of employment for women, with directories listing women as proprietors of businesses including dressmakers and tailoring, grocery stores, confectionaries, and other outfitting businesses.¹⁴⁹

A promotion of businesses in the 'flourishing suburb' formed a special supplement to the 29 August 1896 edition of the *Weekly Times* (Figure 24). The edition profiled a number of Carlton's well-known retailers including Ball & Welch, King & Godfree, and the Carlton Bakery, along with bicycle manufacturers Hourigan and Barrett and the Paradise Trading Company.¹⁵⁰ Caitlin Mahar suggests that the 'drapery mart' of Ball & Welch may have been the best illustration of Carlton's brush with major retailing at the end of the nineteenth century. This store was very different to the smaller and more intimate shops to which Carlton residents had previously been accustomed. Through the nineteenth century, Melbourne draperies developed from small businesses to larger dealers, and, for some, into department stores. The largest of these was the Ball & Welch complex, on an L-shaped site near the corner of Drummond and Faraday streets, and by the 1890s some 320 hands in twenty-five departments were employed at the site. The company expanded, and in 1899, opened the large department store in centrally located Flinders Street, taking advantage of its proximity to the city's busiest railway station.¹⁵¹ Otherwise, the suburb's proximity to the shopping centres of the city appears to have curtailed any

efforts for Lygon Street to develop into a 'great shopping street' such as those found in other suburbs including Prahran, Footscray, Richmond and Collingwood.¹⁵²



Figure 23 Looking east along Faraday Street, c. 1870s, with Lygon Street crossing in the foreground. King & Godfree's premises is at left, then a tea merchants' shop
Source: American & Australasian Photographic Company, FL1250690, Mitchell Library, State Library of New South Wales

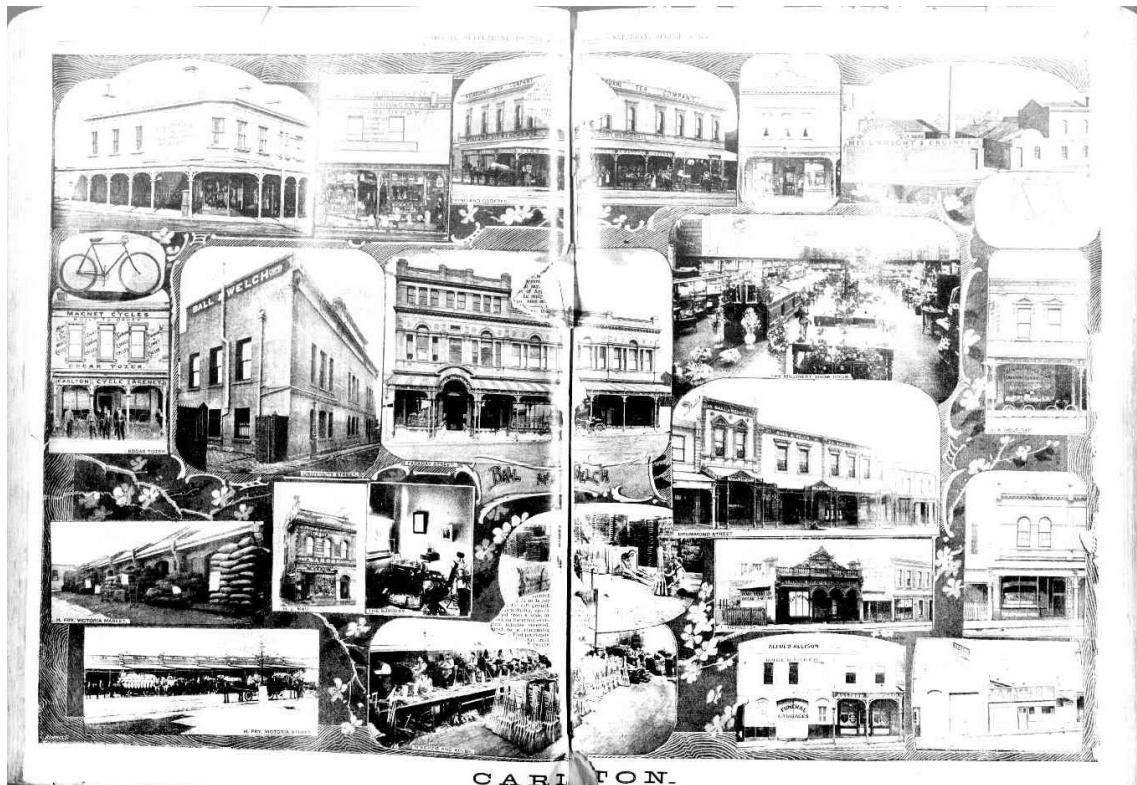


Figure 24 City of Carlton, Special Supplement to the Weekly Times, 29 August 1896, pg. 12
Source: National Library of Australia, <http://nla.gov.au/nla.news-page23407498>



Figure 25 Batagol Bros Butcher, Lygon Street, 1940 (left) and Markov's Chemist (right)
 Source: (left) Lyle Fowler, photographer, Harold Paynting Collection, H92.20/1045, State Library of Victoria; (right) Jewish Museum of Australia, reproduced in Yule (ed), *Carlton: A History*, p. 60.

The arrival of migrants through the twentieth century affected retailing in Carlton, particularly the establishment of Jewish and Italian focused businesses. These shops became important in maintaining a connection to culture and community, as well as providing supplies which adhered to religious and cultural requirements. The most visible of this shift was the arrival of kosher butcheries in Carlton. In 1904, the *Jewish Herald* in reporting on J Ogden's new kosher establishment at the corner of Canning and Palmerston streets, noted that 'for years and years the Kosher meat supply has been a vexed question'.¹⁵³ Brothers Norman, Moses and Abram Smorgon, newly arrived after escaping the Russian Civil War, established a kosher butcher's shop in Carlton in 1927, which successfully expanded into wholesaling and exporting, with the Smorgons rising to become one of Melbourne's noted entrepreneurial families.¹⁵⁴ The Batagol Bros Butcher (Figure 25) operated in Lygon Street from c. 1937 until the early 1950s.¹⁵⁵ Not all Jewish businesses were so specifically culturally aligned, and numerous other businesses, including grocers and bakeries, were established by members of Carlton's growing Jewish community. Markov's Chemist, operated by Zal Markov, is remembered in the naming of the laneway (Markov Place) adjacent to the building from which the pharmacy operated at 169 Elgin Street. The number of Jewish-owned and operated businesses in the interwar period and through the mid-twentieth century is reflective of the character of Carlton in this period.

Likewise, the arrival of post-war Italian migrants affected the types and ownership of businesses in Carlton through the second half of the twentieth century. As noted by demographer F Lancaster Jones in the mid-1960s:

In 1945 only 14 shops in Lygon Street between Queensberry and Elgin Streets had Italian proprietors, and most of these were the traditional Italian shopkeepers, the Italian fruiterer, the Italian grocer, the Italian tailor, and the Italian cobbler. The 1960 Melbourne directory lists 47 Italian shops in the same area, including nine espresso bars, three hairdressers, three butchers, two electrical goods retailers, two photographers, two estate agents, a chemist, a florist, a motor mechanic, a large emporium, and even an Italian hotel proprietor.¹⁵⁶

Perhaps the most fundamental shift in Lygon Street was the increase in businesses geared towards socialising and gathering, be they clubs, cafes, wine bars or restaurants. Of particular note were the coffee houses, which in 1965 included the All Europa Café, Quo Vadis Café, University Café, Defino's Coffee Lounge and the Grindos Coffee House.¹⁵⁷ As Celestina Sagazio notes:

For the large number of single Italian men espresso bars were important meeting places ... In the 1950s and 1960s, the café was the meeting place of many Italian migrants and was the centre for sportsmen ...¹⁵⁸

Pizzerias, Italian cake shops and gelati stores also grew in popularity. The impact of these new Italian business by the mid-1950s was such that:

[The] advent of the migrant into these suburbs had its effect on the shopping streets. Lygon St, south of Elgin St., Carlton ... has taken a new lease of life.¹⁵⁹

By the latter part of the twentieth century, Lygon Street was well established with Italian restaurants, again signalling the change from a street that serviced the local residents, to one that drew patronage from a broader area. While most inner suburban high streets had one eating establishment for every ten businesses, Lygon Street had one for every four.¹⁶⁰ The preparation of the Lygon Street Action Plan of 1983 was requested by the Minister for Planning to reconcile the 'interests of residents, traders, property owners, visitors and tourists', indicating the diversity of people who had a stake in the retail strip, and the complexities of catering for all.¹⁶¹ As the final report noted, Lygon Street had become 'one of the best known eating areas in Melbourne', and the dominance of restaurants had diminished 'the ability of local residents to meet their daily and weekly needs'.¹⁶² The report recommended placing stricter controls on the establishment of new restaurants, and to protect the surrounding residential areas.¹⁶³

More recently, there has been media attention focussed on the 'death of Lygon Street', with changes to trading and closure of long-term retailers apparently spelling the 'end' for the once iconic street. As an indication how some in Lygon Street and Carlton had come to value its late-twentieth century dominance in Melbourne's restaurant scene, one long-term trader, Marco Donnini, noted that:

Lygon Street used to have this fantastic reputation of being a place where people could just fall into a restaurant and get a traditional Italian cuisine, but those times have changed ... The dynamics of Lygon Street have changed quite a lot over the last decade and it's no longer a true destination place. The advent of so many other quality places, specifically in the CBD, has caused the street to suffer a bit as a result.¹⁶⁴

However, others believe that 'Lygon Street still has the buzz ... it's not dying.'¹⁶⁵ Businesses including Brunetti's and King and Godfree, both stalwarts of Lygon Street, have undergone substantial expansions of their premises. Lygon Street of today remains a mix of long-established traders, including Tiamo, Jimmy Watson's, Brunetti's and Readings bookstore, a concentration of Italian restaurants, and more recent arrivals of bars and restaurants.

Places related to this theme

- 1860s shops (former), 68 Barkly Street and 227 Nicholson Street (HO1)
- Lygon Street, between Queensberry and Elgin streets
- King and Godfree, 291 Lygon Street (HO1)

Hotels and bars

As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men

especially could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. Small hotels proliferated in the suburb, often constructed on corners with two street frontages and a chamfered entrance. These hotels, like the residences surrounding them, were small, often comprising as few as six rooms with bar and cellar, possibly a parlour, all of which included accommodation for the proprietor. The larger hotels, generally in the south of the suburb or on main thoroughfares, also provided accommodation. By 1880, there were at least 85 hotels in the suburb, with names including the Manners, Globe, Clare Castle, Victoria, Family, Bay View and Lemon Tree.¹⁶⁶

While many surviving hotels and former hotels in the suburb are constructed of brick, some early hotels were built of timber, including the Palmerston Hotel in Palmerston Street (now demolished). The 1880 municipal rate books described this building as a wood hotel of eight rooms with cellar and sheds. The nearby Sir John Young Hotel was of brick and eight rooms but occupied a much smaller site.¹⁶⁷ The proximity of hotels to one another can be seen in an MMBW detail plan of 1897, with four hotels – the Belle Vue, Rose of Carlton, Palmerston and Meteor – within a block of less than 130 metres (Figure 26). Aside from being places to eat, drink and socialise, given the space they afforded, numerous clubs and societies held meetings in the suburb's hotels. During the 1870s, such gathering included the Carlton Cricket Club annual general meeting at the Clyde Hotel, a meeting of residents to discuss the proposed relocation of the police station, and the North Melbourne Protection League at the Carlton United Club Hotel.¹⁶⁸ The hotels in Carlton served an important function, enabling socialising and the forming of community groups in an area that had a high concentration of small dwellings. This was particularly evident for the local Aboriginal community, for whom hotels represented important places for meeting and entertainment. One Bunurong Elder recalled Uncle Clive Beeton, who sang in pubs in the Carlton area. Beeton appears to have had a long musical career through the twentieth century. During such performances 'chairs were bolted to the floor' and 'the place was full of blackfellers'.¹⁶⁹ John Curtin Hotel was also associated with performances of the 'Stray Blacks', a band comprising Aboriginal members who were otherwise barred from playing in a number of other hotels. They have been described as 'an institution' at Aboriginal cabarets and at the John Curtin Hotel.¹⁷⁰

As was the case across many of the inner suburbs of Melbourne, the investigations of the Licenses Reduction Board of the early twentieth century saw the closure of numerous hotels. The closures in Carlton were in areas with the highest concentration of hotels, namely the south-west and the north-east of the suburb. In July 1908, the Board closed 12 Carlton hotels, and by 1915 a total of 31 had been closed, leaving 27 licenced houses for the suburb. This number was still considered too high, and the chairman of the Board noted that 'the [Carlton] district ... was, for its size, the most heavily overstocked in the city area [with hotels].'¹⁷¹

Changes in the demographics and drinking habits of the residents of Carlton have also changed the nature of hotels. Through the twentieth century, licensed cafes and wine bars, also known as wine saloons, became more prevalent, particularly in the vicinity of Lygon Street and Elgin Street, the suburb's heart of eating and drinking. These included the eponymous Jimmy Watson's, established in 1935 in an existing wine bar at 331-335 Lygon Street. By the 1950s, Watson himself was described as 'Carlton's high priest of Bacchus', the Greek god of wine and wine making:

Jim is landlord of Melbourne's most unique wine house ... His café is visited by diplomats, Mayors, scientists, service chiefs, executives, and a small circle of pals of graceful drinking.¹⁷²

In 1960, Watson engaged architect Robin Boyd to redesign the wine bar, to 'better incorporate the three shops' which comprised the site.¹⁷³ The external and internal redesign received much praise, both from the architectural community and from patrons, with the venue becoming 'all the rage' (Figure 27).¹⁷⁴ Jimmy Watson's became a symbol of the progressive, cosmopolitan nature of Carlton of the latter post-war period, and 'emblematic of the student experience' of the suburb.¹⁷⁵

Places related to this theme

- Former Sir John Young Hotel, 22-24 Palmerston Street (HO71)
- Hotel Lincoln, 130 Queensberry Street (HO97)
- Jimmy Watson's, 331-335 Lygon Street (HO1)

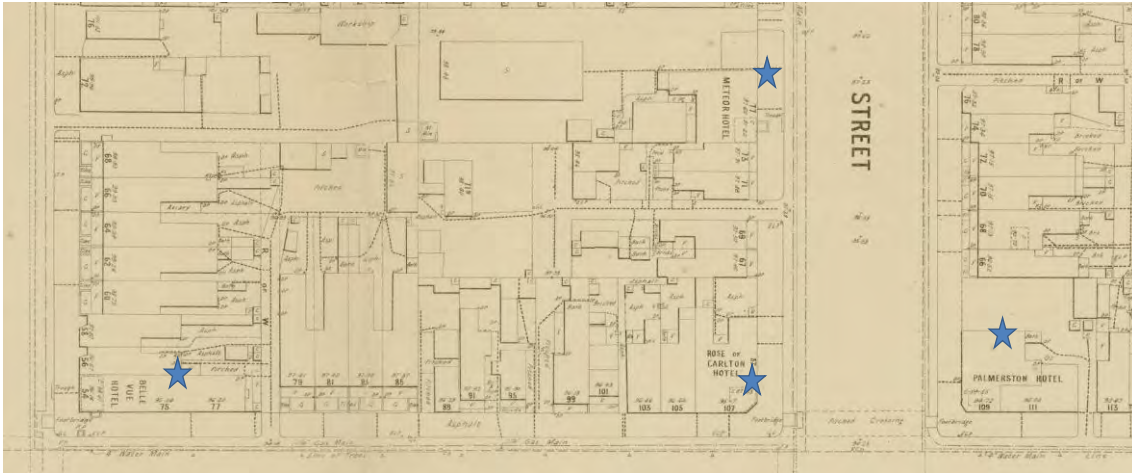


Figure 26 MMBW detail plan no. 1189, 1897 showing block between Elgin Street (left), Canning Street (bottom of image) and Palmerston Street (centre right), with four hotels identified
Source: State Library of Victoria



Figure 27 The redesigned interior of Jimmy Watson's, 1960
Source: Mark Strizic, photographer, H2011.55/1927, State Library of Victoria

Halls and cinemas

While hotels served as proxy community centres in the early decades of Carlton's development, as the population consolidated, more substantial buildings were constructed to cater for more elaborate functions and events.

The hall located at the north-west corner of Kay and Canning streets was one such place that was a focus for socialising for a number of different community groups following its construction in 1885-86. The hall's owner, John Curtis, established dance classes as well as dance nights every Wednesday, Thursday and Friday.¹⁷⁶ A description of a ball held in 1886 revealed the popularity of the events: dancing continued into the following morning, with the band playing the last dance just after 4.30 in the morning.¹⁷⁷

In early 1926, the hall was purchased on behalf of the Judean League, which took over its occupation. Groups associated with the Jewish community regularly met or held events at Monash House, including the Carlton Hebrew Ladies' Guild, the Victorian Zionist Organisation, and the Judaeon Boys and Girls gymnastics clubs.¹⁷⁸ Reflecting Carlton's post-war demographics, the hall was sold in 1957 and reopened as the Italian social club, La Cumparsita Hall in 1958. The Mokambo Orchestra, formed by Italian-born Carlton residents, performed so regularly at the La Cumparsita Hall that it was sometimes known as the Mokambo Hall.¹⁷⁹



Figure 28 Mokambo Orchestra at La Cumparsita Hall, c. 1965

Source: Reproduced with permission of Co.As.It – Italian Historical Society

From the second decade of the twentieth century, cinema became another popular form of entertainment in Carlton. While the silent picture theatre, the Jubilee (later the Adelphi), had operated in Nicholson Street, North Carlton from 1912, the first cinema south of Princess Street was the Carlton Theatre, which opened in Faraday Street in 1924. Originally built as the Carlton Trades Club in 1908,¹⁸⁰ the theatre comprised seating for 472 in the stalls, and 182 in the dress circle. William McClelland operated the theatre for a number of years, and the cinema became affectionately known as 'Mac's Theatre'. McClelland became known for his handling of local 'larrikin' gangs or 'pushes' which targeted

the venue.¹⁸¹ The cinema also earned a less positive nickname in the 'Bughouse', a reference to an infestation of fleas. McClelland's son Gordon continued the family's operation of the cinema, and in the 1950s, began to screen films that appealed the suburb's post-war migrants, with a 'Continental week' held in mid-1955.¹⁸² As noted by Naomi Simon in 2004:

For those who found it difficult to speak English, Italian and Greek film seasons provided an escape from the harsh reality of migrant life.¹⁸³

Once again reflecting the changing demographics of the suburb, from the 1960s and 1970s, arthouse films were shown at the cinema to appeal to students and academics. The theatre became the Carlton Moviehouse from 1979, but its lower standard of amenity compared with the newer Nova Cinema (opened 1992) saw attendances drop and it closed in 1999.¹⁸⁴

Places related to this theme

- San Marco in Lamis Social club (former Fernshawe House and Monash House), 149-151 Canning Street (HO1)
- Former Carlton Theatre, 237 Faraday Street (HO1)

Carlton's workers and the trade unions

While parts of Carlton were occupied by professionals and the independently wealthy, much of Carlton's population earned their living through skilled and unskilled trades. Nineteenth century Carlton has been described as being populated by 'artisans and clerks.'¹⁸⁵ As noted by historian Katie Holmes:

[B]uilding was the most important single industry in Carlton in the nineteenth century. It comprised many different artisanal skills: masonry, carpentry, builders, bricklayers ... and was closely associated with other areas of employment such as contractors, engineers and founders.¹⁸⁶

Although the statistics fluctuated across the nineteenth century, the percentage of Carlton residents in the building industry reached a peak in 1875 at 67%.¹⁸⁷ Furthermore, Carlton has had a long association with trade unionism, related both to the many skilled tradespeople and workers residing in the suburb, and the establishment of Trades Hall at the corner of Lygon and Victoria streets (see below). This increasingly substantial building was located on a prominent corner, and its importance to the union movement is further emphasised in the number of other union and trade related places which developed nearby.

A significant early protest also took place in Carlton, with 700 workers downing tools in response to contractors refusing to accept the newly won eight-hour working day.¹⁸⁸ An economic depression in the early 1890s followed the building boom of the 1880s, effecting many of Carlton's residents who were part of Melbourne's building workforce. The impact of the lack of work in the city was such that the male population of Carlton dropped as men departed to find work elsewhere.¹⁸⁹ The later economic depression of the 1930s likewise impacted the residents of Carlton, many of whom struggled to find work, and turned to labouring on sustenance projects.

Aside from building, Carlton residents were engaged in numerous other trades and professions. Artisans were also a major presence, such as tailors and stonemasons, as well as bootmakers who numbered 217 in the suburb in 1885.¹⁹⁰ The concentration of monumental masons and grave decorators in Lytton Street and the northern end of Madeline (Swanston) Street by the end of the nineteenth century clearly reflects the suburb's connection with the nearby Melbourne General Cemetery.¹⁹¹ Factory work was another major employer, although not all of it within the suburb. As noted by the Carlton Forest Group:

Unlike Fitzroy and Collingwood, work in Carlton during the nineteenth century was not concentrated in large manufacturing industries but in small scale workshops.¹⁹²

Regardless of the location, much of the work undertaken by Carlton's residents in the nineteenth century was characterised by long hours and tough conditions. The most important institution relating to workers' rights in Victoria is Trades Hall, which had its origins in the eight-hour movement of the 1850s, when labour shortages and the prosperity of the gold rush gave workers the opportunity to agitate for better conditions and shorter working hours. Victorian unionists recognised the value of a centralised space for the labour movement. The Trades Hall and Literary Institute was subsequently formed, and a site secured on Lygon Street in April 1858.¹⁹³ The first, temporary, Trades Hall opened in 1859. With the growth of the union movement, and fundraising efforts of the eight-hour movement, the first stage of the permanent Trades Hall was constructed in 1874, designed by noted architects Joseph Reed and Frederick Barnes (Reed and Barnes). Further stages were constructed in 1882 and 1888, establishing the imposing Classical style facade to Lygon Street, and council chambers added in 1890, with the additions reflecting the need for increased office and meeting facilities. Use of the hall was also high, with 59 societies renting rooms in Trades Hall by December 1885, giving revenue of £519.¹⁹⁴

By the 1890s, the Trades Hall library was one of the most heavily patronised in the city.¹⁹⁵ The building's location placed it in the centre of the working-class suburbs of Melbourne, with Carlton neighboured by Fitzroy and North Melbourne, with West Melbourne, Collingwood and Richmond nearby. It also directly addressed the northern edge of the city, and a number of institutional buildings were developed in this part of Melbourne.¹⁹⁶ Trades Hall was the starting point for the annual Eight Hour Day anniversary processions, and the site of meetings for political campaigns relating to anti-conscription, factory reform, and equal pay for women, amongst others. The co-location of numerous small and large unions within the building encouraged the development of a strong working class and political culture. Changes in the demographics of Carlton, and more broadly in Melbourne, also saw new workers groups formed out of Trades Hall, and the monthly newspaper, *Il Progresso Italo-Australiano*, was published out of Trades Hall.¹⁹⁷

The site also has strong connections with female workers. In the early 1880s, the conditions of female textile workers and factory reform became the focus of the political agitation of the predominately male Trades Hall members.¹⁹⁸ In February 1883, the Trades Hall committee became involved with the wide-scale Tailoresses' Strike. This strike by female workers was considered 'extraordinary'; as reported by the *Argus*, it was 'not often we hear of women and girls turning out on strike.'¹⁹⁹ In April 1883, it was proposed to construct a meeting room for the female operatives on the north-east portion of the Trades Hall site.²⁰⁰ In April 1887, the Female Operatives Hall was opened, a 'neat little edifice' which was 'commodious and quite sufficient for the purposes for which it is intended.'²⁰¹ The domestic scaled, Gothic style building (Figure 29) remained on the site until it was demolished in the 1960s.

Through the twentieth century, unions and other political groups began to move from Trades Hall into the broader suburb. The Political Labor Council Hall was constructed at 119-121 Palmerston Street in 1915, providing library, billiard room, club and meeting rooms. The hall was taken over by Italian anti-fascists in 1935, and after the group had been 'supplanted' by communists, the hall as a political venue was closed by authorities.²⁰²

From the mid-twentieth century, a number of new buildings were constructed for unions that had outgrown their accommodation at Trades Hall. While the unions moved out of their original 'home', they did not stray far, constructing new premises in close proximity to Trades Hall. A new office building for the Australian Council of Trade Union (ACTU) was constructed at 17-25 Lygon Street in 1953, to a design by architects Leslie M Perrott and partners and built by E A Watts. The ACTU had previously occupied 'three small rooms' in Trades Hall, and aimed to establish an independent research bureau.²⁰³ At its opening, ACTU president, Percy Clarey, noted that the building was 'a symbol of an ideal', with internal timber panelling donated by all the state trades and Labor councils.²⁰⁴ In 1958, the Australian Builders Laborers' Federation (BLF) also constructed offices directly opposite Trades Hall, at 11 Lygon Street.²⁰⁵ The BLF played a role in the campaign to curb the redevelopment of Carlton in the 1960s, and to stop the wholesale demolitions; BLF House was also the focus of efforts to deregister the union in the

1980s.²⁰⁶ The Plumbers and Gasfitters Union likewise outgrew Trades Hall in this period, with the noted brutalist building designed by architect Graeme Gunn and constructed in 1969-1971 adjacent to the institution on Victoria Street.²⁰⁷

Consultation with the Bunurong Elders also suggests that Trades Hall has been referred to as the site of some of the pivotal early meetings which led to the establishment of pioneering Aboriginal welfare organisations dealing in health, education and legal services between 1973 and 1976. This might be linked to the emergence of an Aboriginal rights framework in the wake of the Wave Hill Walkoff in 1966 and 1967 referendum, and evident in the gains made by the land rights movement with the passing of the first piece of Aboriginal land rights legislation, the Aboriginal Land Rights (Northern Territory) Act 1976.²⁰⁸

Places related to this theme

- Trades Hall, 2-40 Lygon Street (VHR H0663)
- John Curtin Hotel, 27 Lygon Street (HO64)
- Political Labor Council Hall, 119-121 Palmerston Street (HO1)



Figure 29 Female Operatives Hall at Trades Hall site, photographed in 1889, since demolished
Source: In 'Presentation folder to Lord and Lady Loch from the Trades Hall Council, Melbourne', H40677/D, State Library of Victoria

Chapter 5: Governing Carlton

- Struggling for political rights
- Maintaining law and order
- Defence in Carlton
- Protecting Carlton's heritage

Crime in Carlton

From the 1870s, and into the mid-twentieth century, numerous reports in newspapers were made on the public disturbances, petty crime, and sometimes incredibly violent actions of groups of young men in Carlton. These youths were known as 'larrikins', the term then having none of the affectionate sense of mischief it does today. Larrikins were understood as 'riotous boys' and 'young men who drink too much' who offended 'the public sense of decency'.²⁰⁹ Some larrikins gathered in large groups, which became known as 'pushes'. While youth crime was not solely the concern of Carlton, shifts in demographics from the 1870s, saw the suburb gaining a reputation for its 'rowdy youths'.²¹⁰ A report in the *Herald* in November 1879 noted:

The conduct of the Carlton larrikins has been very offensive for some time past, and they have especially made themselves objectionable by assembling at the corner of Macarthur Place and Canning street. Their proceedings in that locality have become such a nuisance ... that complaints have been made.²¹¹

Although the complaints of the above article related to uncouth behaviour, by the late nineteenth century Carlton had 'one of the highest crime rates in Melbourne':

It reached a high point in 1890-92 when there was an average one arrest for every 5.6 residents²¹²

This statistic dates from the beginning of the economic depression which hit Melbourne following the 1880s. Aside from petty crimes against property or drunken misdemeanours, reports of more violent incidents, including mob attacks on policemen and assaults of residents were not uncommon. The larrikin pushes were localised, with one report in 1895 describing an organised fight of 600 larrikins between the Fitzroy push and the Freeman Street push, occurring at apparently neutral ground in Station Street, Carlton.²¹³ Such was the reputation of the inner-city pushes, that a lecture was given in genteel Mentone on the subject, presumably aiming to shock its audience. The lecturer described the various gangs of Carlton, the apparent 'centre of rowdyism':

The 'Bouveroos' ... are comprised principally of criminals ... The 'Pitt Street Push' is noted for the number of assaults made on women. The 'Nicholson Street Push' have no thieves among them, but they delight in punishing 'obnoxious policemen'.²¹⁴

Such crime continued into the twentieth century, with sticks, broken palings and stones making way for guns. The most notorious criminal operating in Carlton in the early twentieth century was Joseph Leslie Taylor, more commonly known as Squizzy Taylor. Taylor was a 'key figure' in organised crime in Melbourne, and was linked with violent crimes, including a number of murders. The murder of Constable David McGrath during a robbery at Trades Hall is one notorious crime with which Taylor is associated, although he was not present at the event. He died in 1927, when he was shot during an attack on Snowy Cutmore, at his mother's boarding house in Barkly Street.²¹⁵

Concerns continued about attacks on property through the twentieth century, with a discussion in the *Herald* in 1939 reflecting global concerns:

Although Jewish people have been insulted and attacked and Jewish property damaged, few Carlton residents believe that the increased hooliganism of recent weeks is due to organised anti-semitism or fascist movements.²¹⁶

Opinion within Carlton's Jewish community, however, was divided on this matter, according to the report.

In some instances, Aboriginal people were treated harshly by the police and courts in Carlton, with evidence of disproportionate sentences for minor infringements. For example, in 1902 an Aboriginal man was arrested for public intoxication on Madeline (now Swanston) Street and sent directly to Coranderrk mission.²¹⁷ In 1950 an elderly Aboriginal man was sentenced at the Carlton Court House to three months in jail for busking with a gum leaf.²¹⁸ Traditional Owners reflected on instances of police brutality, sometimes breaking up meetings in parks and pubs. A Bunurong Elder revealed how some hoteliers provided support and protection to their Aboriginal patrons.²¹⁹

More recently, changes in demographics and improvements in the economic, education and employment prospects of Carlton residents have seen crime rates become less of a concern to many in the suburb.

Places related to this theme

- Carlton Court House, 345-349 Drummond Street (VHR H1467)

Government and civil institutions

Although Carlton was never a municipality in its own right in the way of North Melbourne/Hotham during the nineteenth century, a number of civic and municipal institutions were developed to serve the community. Calls had been made for a proper police presence in the suburb from as early as the mid-1860s – and possibly earlier – on account of the rate of theft. 'Not a night passes now but some place is broken into', complained 'Thomas' in the *Age* in 1866.²²⁰ Police had occupied a house in Carlton Gardens from at least 1855 and a separate police station was established in Drummond Street, north of Faraday Street in c. 1872.²²¹ In 1878, a new brick police station was constructed, also on Drummond Street, to a design by Public Works Department architects William Steel and George Watson.²²²

A small civil precinct developed around the intersection of Drummond and Elgin streets: the Police Court House was constructed on the west side of Drummond Street in 1887 and the Carlton Post Office constructed at 146 Elgin Street in 1883. With the development of Lygon Street as the suburb's main commercial precinct, the Carlton South Post Office was constructed in the 1960s. From the 1870s, calls were made for the establishment of a local fire brigade, with both the Carlton District and Carlton Brewery brigades established in this decade. With the professionalisation of fire services in the metropolitan area, fire stations were constructed in Bouverie (1893) and Swanston (1928) streets.²²³

Volunteer corps were also established in Carlton, part of a Victoria-wide movement born of concern about the ability of the fledgling colony to protect its coastlines and gold wealth at the time of the Crimean War of the 1850s. The Carlton Rifle Corps was formed in 1854, with a site granted on Grattan Street (Figure 31). In 1866, seven members of Carlton's volunteer rifle company purchased the Grattan Street site on behalf of the company for £320 for the group's use as a drill hall, with an additional purchase of land in 1871.²²⁴ The Melbourne University Rifles was raised in 1910 to provide training for the University, as well as public schools in both Melbourne and Geelong.²²⁵ By the early 1960s, the University of Melbourne acquired the site and in 1964, constructed a new, three-storey building with a car park located in the south-western corner.

Places related to this theme

- Carlton Police Station, 334-344 Drummond Street (VHR H1543)
- Carlton Post Office, 146-154 Elgin Street (HO1)
- Melbourne University Regiment Drill Hall, 65 Grattan Street (HO1)



Figure 30 Carlton Post Office, Elgin Street, in c. 1917
Source: H89.105/42, State Library of Victoria



Figure 31 Carlton Volunteer Rifles, 1861
Source: Batchelor and O'Neill, photographers, H183, State Library of Victoria

Protecting Carlton's heritage

The educated and activist demographic of Carlton in the latter post-war period and the intensity of development by the Housing Commission of Victoria (HCV) saw a strong and active community develop, intent on saving and promoting Carlton's heritage. While the work of the HCV had raised little in the way of public protest early on, by the 1960s concerted opposition to the HCV's development of both Carlton and Carlton North had begun to take shape. This was more so than many other inner suburbs of the period, reflecting the way Carlton had begun to shift from its lower income character towards gentrification. The Carlton Association was established in 1969, with a number of action groups or sub-committees formed to focus on specific issues.²²⁶ One such group was the Kay Street action group, formed in 1971 as a response to the proposal by the HCV to compulsorily acquire properties in Kay Street. An effigy of the HCV was burnt at a protest of 300 people in Kay Street; however, the acquisition of 56 houses went ahead.²²⁷ It was not only the work of the HCV which was perceived as a threat to Carlton. The development of freeways in Melbourne included a plan to extend the Eastern Freeway along Alexander Parade and Princes Street. The work of the association, including the research undertaken to produce the 'Freeway Crisis Report' of 1972, saw the revision of this plan.²²⁸

George Tibbits described the Carlton Association as the 'voice of "working-class families, post-war refugees, south European migrants, old people, young people, professionals and students"', that is the voice of Carlton in the late 1960s'.²²⁹ Many in the association were professionally engaged in areas such as town planning, architecture, engineering and history (social and architectural), and many of whom have become well-known and respected in these fields. The association produced studies and surveys of the suburb, arguing for retention of existing housing for residents and the suburb's historic streetscapes. The use of media, including the mainstream press, as well as posters to engage the Carlton community, were also successful methods employed by the association.²³⁰

The campaign against the HCV's 'urban renewal' plan of the early 1970s saw membership of the Carlton Association peak at 2,000.²³¹ There is also an argument to be made that the residents group was a significant part of the gentrification of Carlton; the owner-occupiers replaced many renters; and the association's 'awareness raising' about the amenity and value of the inner suburb raised property values.²³² However, the campaigns of the association, along with the work of the National Trust, 'contributed greatly' to the change in approach of the government to housing clearance and heritage protection of in inner suburbs.²³³ The Builders Labourers' Federation (BLF), a Trades Hall affiliated union with a long association with Carlton, was also involved in the fight to protect Carlton's heritage. The BLF had constructed new offices directly opposite Trades Hall in 1958, and used its growing influence to curb development in Carlton in the 1960s.²³⁴ This was through the use of 'green bans', strike action to protect the environment or built heritage at development sites. One of the most high profile actions by the BLF was in protecting a site in North Carlton, which resulted in BLF secretary Norm Gallagher serving time in jail.²³⁵ However, the BLF was also involved in other action in the study area, including protecting terrace housing in Drummond and Canning streets. As former Lord Mayor, Trevor Huggard recalled, 'many people saw Carlton as fodder for the bulldozer'²³⁶, with many of its streets saved by the efforts of the unions and local resident groups.

Community action and participation has continued in Carlton, following the foundation established by the association. The Carlton Residents Association (CRA) was formed in 1995 as a response to a proposal by the University of Melbourne to develop terrace houses in Faraday and Cardigan streets.²³⁷ The work of the CRA has focused on both heritage and amenity in the suburb. Likewise, the establishment of the Carlton Community History Group in 2007, demonstrates the continuing interest Carlton residents have in their suburb.

Places related to this theme

- Drummond Street, south of Grattan Street (HO1)
- Former Australian Builders Laborers' Federation office, 11 Lygon Street (HO64)

Chapter 6: Building Carlton's community

- Maintaining spiritual life
- Educating people
- Providing health and welfare services
- Forming community organisations
- Preserving traditions and commemorating
- Marking phases of life

Aboriginal community

With the crowded housing conditions, Melbourne's parks and hotels became important meeting places for the Aboriginal community. Such places were a setting for establishing and maintaining familial, social and spiritual connections, and the transmission of traditional knowledge.

Within the study area, Carlton's squares (such as Macarthur Square) have been mentioned by a Bunurong Elder as such meeting places, with the former Albion Hotel (on the corner of Lygon and Faraday streets) as another.²³⁸ A notable Aboriginal meeting place in Carlton was under the two Moreton Bay fig trees which still stand in the Carlton Gardens near the intersection of Nicholson and Gertrude streets.

During both the interwar and post-war periods, Aboriginal people would meet in the Gardens, as Alick Jackomos recounted:

That's where the Aboriginal community ... would come and meet. As I said before, there were no organisations and there was no Advancement League. You couldn't fit into anyone's house because every family only had a little room in the house. ... So on Saturday and Sunday, and during the week but mostly weekends, everybody would come here and sit around these Moreton Bay Fig Trees. That was our meeting place in the late 30s and 40s and maybe early 50s.²³⁹

Places related to this theme

- Macarthur Square (HO1)

Religion

Churches and other religious buildings were important community institutions in early Carlton, and enabled many migrant groups, such as the Scots in the nineteenth century, the twentieth century Jewish community and post-war Italian migrants, to maintain religious aspects of their culture in their new home. The important role of religious buildings and religious expression continued as congregations and the population of Carlton consolidated in the nineteenth and early twentieth centuries. Carlton's church buildings and remaining Jewish religious buildings are notable for the diversity of denominations, and their close proximity.²⁴⁰

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations of nineteenth century Melbourne. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets (Figure 32).²⁴¹ The 1866 Cox Plan shows four church buildings had been constructed in the suburb (to Elgin Street): including the Primitive Methodist Church, at the corner of Lygon and Queensberry streets, on which a bluestone church was constructed in 1864; and St Andrews Presbyterian Church, often known as the Gaelic Church, which was constructed in 1854-55 at the north-west corner of Queensberry and Rathdowne streets, on a prominent site opposite the Carlton Gardens (Figure 33). Neither of these churches are extant. It is also the case that not all reserves were taken up; the Baptists and Congregationalists 'refused to compromise' on the separation of church and state.²⁴²

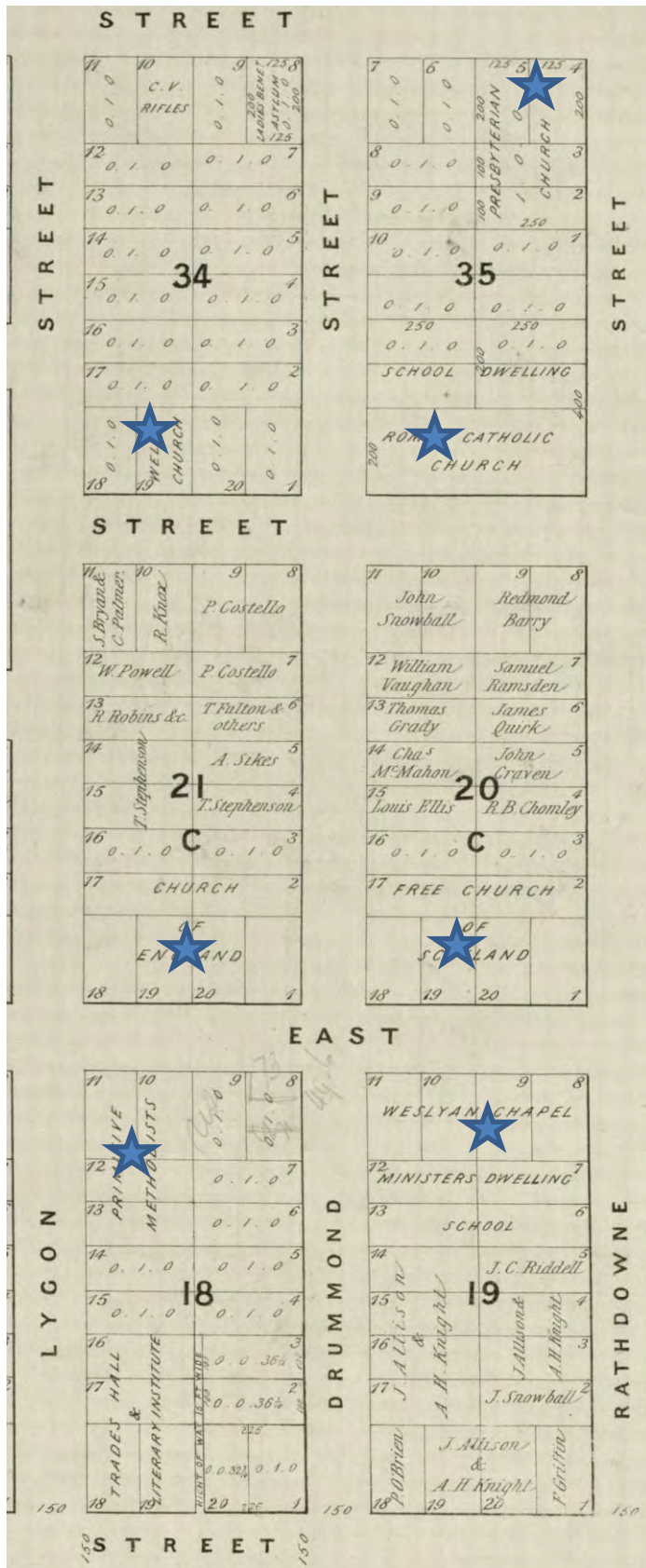


Figure 32 Plan of Crown allotments in Carlton, 1864, with reserves for religious denominations indicated
 Source: Department of Crown Lands & Survey, State Library of Victoria



Figure 33 Elevated view of St Andrews Presbyterian Church, 1880, taken from the newly completed Royal Exhibition Building
Source: Unknown photographer, H4570, State Library of Victoria

As noted in *Carlton: A History*, while some congregations were predominantly based in the suburb, other churches drew attendance from a much wider area. The Gaelic services conducted at the Scottish St Andrews Church were popular, drawing attendees from a wide area, with stabling provided for those who had travelled far.²⁴³ The church closed in 1938, with the congregation admitting that ‘the character of the district had been changing’ and the use of the church for services was no longer necessary, as it had been in ‘the early days.’²⁴⁴

A number of early churches still remain in the suburb. The bluestone Catholic St George’s Church was constructed in 1855 and survives within the Sacred Heart Catholic Church and Corpus Christi school complex. The larger brick church at the corner of Pelham and Rathdowne streets, constructed in 1897, also remains and is demonstrative of the growth of the congregation through the nineteenth century.²⁴⁵ A newer denomination, the Catholic Apostolic Church, constructed its bluestone church in 1867 adjacent to the Primitive Methodists in Elgin Street. The church building was designed by the prolific architect Leonard Terry, and is extant.²⁴⁶

By the end of the nineteenth century, development on the early reserves had been joined by the construction of churches in the north of the suburb, where the new subdivisions were taken up by different congregations. These included the Wesleyan Church in Palmerston Street; and St Jude’s Anglican Church in Lygon Street. The foundation stone for St Jude’s was laid in October 1866 (Figure 34).²⁴⁷

While by the turn of the century ‘Carlton’s phase of church building was over’, with the major denominations well established, smaller denominations, or branches of larger denominations, began establishing themselves in the suburb.²⁴⁸ The Chinese Mission Church in Queensberry Street is an

example of this trend, having been constructed in 1905 by the Church of Christ, itself a much older denomination in Melbourne with its first chapel erected in Lygon Street in 1865. When, in the early twentieth century, the Church of Christ turned its attention to the conversion of Chinese people to Christianity,²⁴⁹ the site for the small church on Queensberry Street was chosen. Although many Chinese people resided in southern Carlton in this period, particularly in and around Queensberry Street, with Chinese children attending Rathdowne Street Primary School, the new church was also close to Little Bourke Street's Chinatown.²⁵⁰

The importance of the Jewish community through the first half of the twentieth century was also reflected in the number of buildings constructed for Judaism in Carlton, although few remain. A synagogue for the orthodox Woolf Davis Chevra was constructed in Pitt Street in c. 1919; noted in the City of Melbourne building index as a 'church'.²⁵¹ At its opening, the president 'emphasised the fact that this Chevra was not founded to do financial or other injury to any existing Synagogue', giving an indication of the diversity of the local Jewish community at this time.²⁵² The construction of the substantial synagogue on Palmerston Street in the mid-1920s also emphasises the scale of the Jewish population of Carlton, having outgrown the temporary synagogue building at the Political Labor Hall at 121 Palmerston Street. The new synagogue, situated next to the Methodist Church in Palmerston Street, was of 'Byzantine' style, designed by W H Merritt, and could seat 500 people.²⁵³ During construction, the Building Trades Federation standard working week was amended to adhere to the Jewish Sabbath requirements, and to accommodate a full week's work without working on Saturdays. Interestingly, although many in the local Jewish community moved to the bayside suburbs in the post-war period, the Melbourne Chevra Kadisha, being the Jewish burial society, was located in Canning Street from c. 1960 to at least 1974.²⁵⁴ Of these buildings, only the Pitt Street synagogue is extant.

Migration patterns through the mid-twentieth century also affected the use of religious buildings in Carlton. For a number of churches, congregations declined; St Jude's for example reportedly only had a total of twenty attending its two Sunday morning services.²⁵⁵ The Methodist Church on Palmerston Street, which likewise faced decreasing attendance, became dedicated to serving the smaller migrant groups arriving in Carlton in the post-war period. Reflecting this, the church's name was changed to the Church of All Nations. The Catholic Apostolic Church was converted to a Romanian Orthodox Church in 1972.

Other buildings were also taken up by groups offering support to new arrivals. A three-storey terrace in Drummond Street (no. 197) was purchased by the Society of St Paul in the 1950s as the Mission House for Maltese New Australians, which along with being a monastery for priests, included club rooms for young Maltese men and accommodation for 'a few migrants'. The building's location was considered 'an ideal spot, as most of the Maltese [were] living [in] North and West Melbourne, Carlton, Fitzroy and Collingwood'.²⁵⁶

The importance of churches and religious buildings to life in Carlton is not what it was in the nineteenth and early twentieth centuries. However, such places continue to play an important role in the suburb, particularly with youth and welfare outreach programs.

Places related to this theme

- St Jude's Anglican Church, 349-371 Lygon Street (VHR H0014)
- Former Catholic Apostolic Church, 59 Queensberry Street (HO90)
- Chinese Mission Church, 148-150 Queensberry Street



Figure 34 View south down Lygon Street, c. 1875, with St Jude's Church dominating the streetscape at right
Source: American & Australasian Photographic Company, IE1236964, Mitchell Library, State Library of New South Wales

Melbourne General Cemetery

The first official cemetery in Melbourne had opened in 1837, on a ten acre site now occupied by the car park of Queen Victoria Market.²⁵⁷ With the growth of Melbourne by the late 1840s the cemetery site was seen to be 'in dangerous proximity to the inhabited portion of the city'.²⁵⁸ This was recognised as a problem by the Melbourne Town Councillors, who moved that another portion of land be set aside for a 'future cemetery of the city'.²⁵⁹ New South Wales law, which governed the Port Phillip District, required that the cemetery be set at least one mile away from the city's boundary. A plan by surveyor Robert Hoddle of June 1849 and a letter of July 1849 from Superintendent La Trobe referring to a site 'due North one mile from the North Town Boundary' indicates that the current site had been chosen by this date.²⁶⁰ In January 1851, 27 acres (approximately 11 hectares) was reserved for a general cemetery, at the designated distance from the town boundary. However, further growth of Melbourne with the gold rush saw the cemetery soon form the northern boundary of the suburb of Carlton.

The cemetery was to be divided amongst the denominations, with ten acres (4 hectares) set aside for the Church of England, eight acres for the Catholic Church, four acres for the Presbyterian Church, two acres for the Wesleyan Church and one acre each for Jewish burials, Society of Friends (Quakers) and other denominations.²⁶¹ The provision of areas for Baptists and Independents increased the size of the cemetery to more than 32 acres (approximately 13 hectares). A design for the cemetery was completed by engineer and surveyor Albert Purchas in early 1852, with serpentine pathways linking the areas set aside for each denomination. Purchas was subsequently appointed to the position of engineer-secretary and was the cemetery's first paid employee.²⁶² The first burial at the cemetery, that of John Alexander Burnett of St Kilda, took place on 28 May 1853. The first female burial was Jane Bell on 10 June 1853.²⁶³ By 1860, approximately 18,000 burials had taken place at the new cemetery, of which 7,146 were infants, the latter an indication of the poor rate of infant mortality.²⁶⁴ The burials of several prominent Victorians were also held at the cemetery soon after its opening.

By the late 1870s residential development had surrounded the cemetery, and closure of the cemetery was raised. By the 1890s vacant burial plots were becoming scarce.²⁶⁵ The trustees responded by using any available space for new graves, including gardens and open spaces, which gave rise to further concerns about health issues and the competence of the trustees.²⁶⁶ By the 1920s, the site comprised over 100,000 graves holding almost 254,000 bodies, and was visited by 250,000 people each year.²⁶⁷ As

noted by historian Don Chambers, the severe unemployment of the early 1930s enabled the trustees to gain concessions for the use of the cemetery land which would have been impossible in the preceding decades, ensuring its continued operation.²⁶⁸ Combined with the alterations to previously restricted land along Lygon Street, land for over 4,500 new graves was opened up in 1937.²⁶⁹ The cemetery faced decline during the 1950s, as the income from burials could not cover the increased cost of operating the site.²⁷⁰ Further burial land was opened up in the 1950s, with the reclamation of former 'pauper' ground near Lygon Street.²⁷¹

While the place has wider importance to metropolitan Melbourne, the cemetery had immediacy in the daily life of Carlton residents. As noted in the *Melbourne Punch* in 1869, children of Madeline (Swanston) Street would 'eschew games, and follow humbly the cemetery-going carriage' (Figure 35).²⁷² The cemetery also provided employment for Carlton residents, with monumental masons living in the north of the suburb and making their living from manufacturing gravestones for burials. One long-running undertakers' operation was located at 380 Lygon Street, in the buildings known as the Holdsworth Buildings. Built for John Daley in 1871, a local undertaker, from 1908 until 1972, the prominent Holdsworth undertaking business operate from the site.²⁷³

Places related to this theme

- Melbourne General Cemetery, (VHR H1788)
- Holdsworth Buildings, 380 Lygon Street (VHR H0074)



Figure 35. Funeral procession, unidentified street, Carlton, c. 1905
Source: MM 8523, Museum Victoria

Education

Education at a variety of levels has long had an impact on the community and built form of Carlton, and includes primary and tertiary institutions.

University of Melbourne

Although the idea of a university had been raised through the early decades of Melbourne's history, it was not until after Victoria's separation from New South Wales that proposals gained traction. A petition was presented to the Legislative Council in late 1852 by a 'numerous and respectable body of the inhabitants', £10,000 was set aside by the Auditor-General, and in January 1853 the proposed university constitution received royal assent.²⁷⁴ The university's council, first announced in April 1853, comprised some of Melbourne's most respected men, including Justice Redmond Barry, the Auditor-General Hugh Childers, former police magistrate Sir William Lonsdale, and notable religious leaders including the Bishop of Melbourne.²⁷⁵ They were drawn from medical, legal and civil service backgrounds, with the majority members of the Melbourne Club. Only four members of the council could be from religious backgrounds, with the secularity of the university being an important aspect of its foundation.²⁷⁶ While a site in East Melbourne was proposed in June 1853, in September that year, Justice Barry proposed a 100-acre site to the north of the recently surveyed allotments in Carlton. The government approved a reservation of 40 acres, with a generous allowance reserved for a future extension.²⁷⁷ The scale of this reservation in comparison to the eventual size of the suburb of Carlton, taking up nearly one-fifth of the suburb, can be seen in the 1855 plan compiled by James Kearney (Figure 1). The inaugural ceremony at the newly reserved university grounds, as described in *The Shop*, a history of the university's early development, was held:

On this ugly site, set on rising ground between Melbourne's cattle yards and its New Cemetery and despoiled by the search of Europeans for wealth, shelter and comfort, [Governor Lieutenant Charles Hotham] was to lay the foundation stone for one of Europe's cultural triumphs, a university.²⁷⁸

The newspapers gave praise to the founding of the university, acknowledging the important marker in Melbourne's development that was the establishment of such an institution.

The first buildings were constructed on the university site in 1854-1857, and included the (Old) Quadrangle and residential accommodation for four professors.²⁷⁹ Residential colleges were established along the university's curved northern perimeter after the proposed extension eventuated. The first Wilson Hall was built in the late 1870s as a purpose-built examination hall, and by the end of the nineteenth century much of the site had been built upon incorporating a Medical School, Biological School, Natural Philosophy School and the National Museum.²⁸⁰ The latter was established in 1854 and was originally known as the Museum of Natural History, with approval granted in October 1855 for the university to take over management of the collection, and to construct a north wing of the quadrangle to house it.²⁸¹ In 1862, approval was given for the construction of a separate building to house the collection, to be funded by the Government. Now known as the National Museum, the new building was designed by architects Reed and Barnes, and construction work began in 1863. The building faced the ornamental lake, and featured the use of cream brick, Gothic windows and a central tower.²⁸² The National Museum was visited by more people than any other part of the university over the next thirty years.²⁸³ The museum's collection was eventually relocated from the university in 1899 to the Industrial and Technological Museum at the Public Library (now the State Library of Victoria).²⁸⁴ The vacant building at the university formed the nucleus of what was to become the student union building.

The university campus developed through the twentieth century, with both educational facilities and residential colleges increasing. A map of the campus from 1920 shows the extent of buildings across the site, with early buildings such as the National Museum, Wilson Hall and the professorial residences remaining. The map, however, has been marked up to show the location of proposed buildings, including Newman College, designed by American architect Walter Burley Griffin, the designer of

Canberra, along with local architect A A Fritsch. The post-war expansion of tertiary education put further pressure on the existing campus. From the 1960s, the university began expanding beyond its traditional site into the streets of Carlton and Parkville as increased enrolments and new courses called for new buildings. To control and mediate this process, a masterplan was produced in 1970 by Sydney architectural firm Ancher Mortlock Murray and Woolley.²⁸⁵ This included the construction of the Earth Sciences building at the corner of Elgin and Swanston streets, to the east of the campus, and the redevelopment of sites to the south of Grattan Street and in University Square. The retention of the terrace houses as part of the development of University Square was a result of pressure applied by Carlton's resident groups, many of whom had existing or prior associations with the university itself.²⁸⁶ The expansion of the university's student population in the latter part of the twentieth century and into the twenty-first century also saw the construction of purpose built student accommodation beyond the original campus boundaries.

The University of Melbourne also has a number of important associations with Aboriginal people. The first Aboriginal person to matriculate into an Australian university, Margaret Williams-Weir, studied there after transferring from the University of Queensland in 1957. Prominent Aboriginal academics at the University of Melbourne have also included Marcia Langton and Gary Foley.²⁸⁷



Figure 36 View of the University of Melbourne grounds, 1885, with Old Quadrangle and Museum buildings visible

Source: Charles Nettleton, photographer, State Library of Victoria

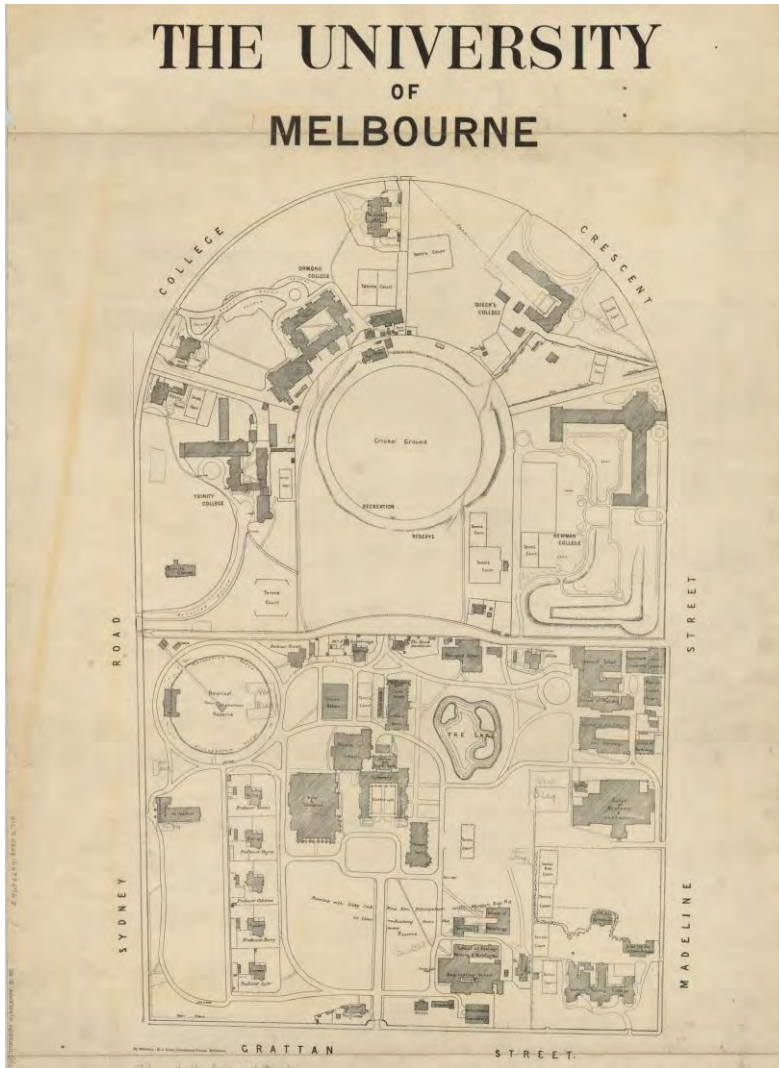


Figure 37 Plan of the University of Melbourne, 1920
Source: H J Green, State Library of Victoria

RMIT

Although the first campus is not located in Carlton, RMIT University, formerly the Working Men's College and Royal Melbourne Institute of Technology, has long had associations with Carlton, in particular with Trades Hall. Founded in 1887 by philanthropist and grazier Francis Ormond, the Working Men's College was supported by the unions, with members of Trades Hall included in the college's governing body.²⁸⁸ The institution eventually evolved to offer courses in trades, technology and other skills for both men and women.²⁸⁹ By the mid-1960s, with its student population and course offers also increasing, RMIT began to expand beyond its city location into Carlton. In 1970, the institution embarked on a six-year building plan after the Victorian government agreed to set aside properties at the southern end of Carlton for the institution. The block, situated immediately to the north of the city campus, was in close proximity to Trades Hall, and partially occupied by the Builders Labourers Federation headquarters and two hotels with close ties to the trade union movement. The shift into Carlton was initiated after a decision was made to provide students with two different streams of education: an advanced college offering degrees and diplomas and a technical college for those seeking apprenticeship courses. The former was overseen by the Federal Government while the latter by the Victorian Education Department. The new Carlton campus was earmarked as a technical college.²⁹⁰

From the 1970s, technical colleges were renamed TAFE (Technical and Further Education) institutions.²⁹¹ Dominic Kelly and Lloyd Orton, from the architect practice Demaine Russell Trundle Armstrong and Orton, designed a master plan for the Carlton site, with a strategy to 'to build across the site, within the height limit, maximising the footprint and money available, closing off lanes where necessary and accommodating departments as they decanted from the city site'.²⁹² Although the plan (Figure 38) was never fully realised, RMIT University acquired, adapted and constructed a number of buildings within the block that fronted Lygon, Queensberry, Cardigan and Victoria streets; and is a prominent occupant of this Carlton block.



Figure 38 The Demaine plan of the RMIT block fronting Lygon, Victoria, Cardigan and Queensberry streets, looking south towards the CBD.

Source: Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008

Schools

While the University of Melbourne has dominated consideration of education in Carlton, the suburb has had a number of schools, offering both public and private instruction. These included early National and Common schools, and religious schools and, following the passing of the Education Act in the 1870s which set standards for the accommodation of pupils, State schools.

Two sites were reserved for common schools in the 1860s: in Drummond Street, south of Grattan Street and on the triangular island site north of Lytton Street.²⁹³ Carlton (Drummond Street), school no. 177 had initially been established in East Melbourne, and operated until 1884.²⁹⁴ Following its closure, it was replaced by the three-storey terrace row at 201-205 Drummond Street. The Carlton Common School in Lygon Street opened in 1870, with an average attendance in 1871 of 73 students.²⁹⁵ A school was erected in the 1870s, and by the 1890s, the site was substantially occupied by buildings (Figure 39).

There were also a number of short-lived schools in Carlton, often established by religious bodies. These included the Independent Church school in Grattan Street (1860-1868); Denominational School no. 175

which operated in a number of locations from 1859-1870; St Georges (1858-1877); the Carlton Baptist School in Drummond Street which had relocated from Albert Street, operating until 1884; the Church of England school St Matthew's (1855-1884); and Common School (Wesleyan) in Palmerston Street (1871-1872). A National School operated in Madeline (Swanston) Street for seven years between 1856 and 1863.²⁹⁶ The number of schools in this early period point to both the rapid occupation of Carlton and the less rigorous rules relating to the establishment of educational facilities.

Some school sites demonstrate the change in standards of buildings which came with the enactment of the Education Act. For example, the Faraday Street State School grew from the Faraday Street National School which had been established in June 1855. In 1858 a timber school room was built on the site at 251 Faraday Street, located close to the university, claimed to be the first school in Carlton.²⁹⁷ The extant building was constructed on the same site in 1876-77 to a design by architects Reed and Barnes, which responded to the new requirements of the Education Act of 1873.²⁹⁸ Likewise, the former Primary School (no. 2365), Queensberry Street, opened in 1881, and its building, designed by Henry Bastow, Chief Architect of the Education Department Architecture Branch, is extant.²⁹⁹

The Yooralla Society established a number of educational facilities around Carlton in the twentieth century to cater for physically disabled children, including the Yooralla Kindergarten at 313 Drummond Street in 1918 and the Yooralla School at a new site in Pelham Street in the early 1920s.³⁰⁰ The lack of options for care and education of disabled children particularly impacted poorer families. However, expansions were made to the Pelham Street facility in 1939, doubling capacity; and as noted in the *Herald* at the time of the extension's opening, the larger facilities allowed the grades to be arranged 'more suitably', with:

more room for the numerous activities which are carried out during school hours – such as Guide, Scout and Cub meetings, as well as sewing and craft work classes.³⁰¹

The Yooralla School at Carlton closed in the late 1950s, consolidating to its existing Balwyn premises, and the Carlton building was demolished in the 1980s.³⁰²



Figure 39 View of Carlton School no. 1073, at the northern end of Lygon Street, 1890s
Source: Gwyn James collection, H93.466/11, State Library of Victoria



Figure 40 Children playing in the playground at the Yooralla School, Pelham Street, c. 1930s
Source: Yooralla

Places related to this theme

- University of Melbourne (various VHR and HO listings)
- RMIT technical college buildings(HO35, HO36)
- Former Queensberry Street State School (VHR H0970)

Health

Carlton has been the location of two of Melbourne's major hospitals, both which developed in the mid-nineteenth century. As with many of the suburb's welfare services, these institutions were focused on women and children, in the Women's Lying-in Hospital (Royal Women's Hospital) in Grattan Street and the Children's Hospital in Rathdowne Street.

In 1857, ten allotments on the north side of Grattan Street, between Madeline (Swanston) and Cardigan streets were reserved for the Lying-In hospital.³⁰³ It had opened initially in a terrace house in East Melbourne in 1856, with its full name the Melbourne Lying-In Hospital and Infirmary for the Diseases Peculiar to Women and Children. The founding group included Frances Perry, the wife of the Anglican Bishop, and two young doctors who had studied in Europe, and brought the 'latest in clinical medicine' to Victoria.³⁰⁴

The hospital opened in 1858, with the main building fronting Madeline Street (Figure 41) comprising wards for both women and children and 'apartments for the house-surgeon and matron'. Two rows of buildings to the rear incorporated 13 separate wards, along with offices.³⁰⁵ As noted by hospital historian Janet McCalman, the shift of patient care for women, including the delivery of babies, from the home to the hospital gave doctors authority and power over the birth scene, and made it easier to ensure sanitary standards.³⁰⁶ The hospital was renamed the Royal Women's Hospital in 1956, and it was in this period that many of the buildings were modernised or rebuilt.³⁰⁷ In 2008, the hospital was relocated to a new site on Flemington Road, Parkville. The Grattan Street site is being redeveloped by the University of Melbourne.

The former Children's Hospital (Figure 43) was established on a prominent site at the corner of Rathdowne and Pelham streets, facing the Carlton Gardens, in 1876. The site had originally been Sir Redmond Barry's house in Pelham Street, and was purchased for use as a hospital. Originally founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere. Despite fears about the risk to residents of contagion that such a hospital might bring, Barry's house was occupied and altered for the first children's hospital.³⁰⁸

In the early 1890s, the economic depression and its consequences for living standards generated increased demand on the hospital facilities. This resulted in an expansion programme, and recognition that the original Barry building was no longer fit for purpose. A number of neighbouring properties were purchased and, along with provision for four new accommodation pavilions and removal of the former Barry residence, a 'central administration block' was also considered necessary. An architectural competition was held in 1896 for the design of the new hospital layout.³⁰⁹ The three-storied Princess May Pavilion was constructed on the corner of Pelham and Drummond streets in 1900-1901 and provided an additional 40 beds. A Nurses Home (John Roberston Nursing Home) was opened on Rathdowne Street in 1907; and an Administration Block or Administration Building was constructed on Pelham Street in 1912.³¹⁰ Elizabeth Testar, president of the hospital committee between 1885 and 1899, was a prime mover of the large-scale building programme.

By the early 1940s, it was becoming clear again that the Carlton site was inadequate, and an entirely new children's hospital was planned for Royal Park, Parkville.³¹¹ Work began on the new hospital in 1951, and from this time, limited maintenance was undertaken on the Carlton buildings.³¹² The Royal Children's Hospital, under the presidency of Dame Elisabeth Murdoch, moved to its new premises in 1963. However, by late 1964, St Nicholas Hospital, a hospital for children with intellectual disabilities, had been established at the Carlton site. The buildings underwent alterations to convert them to the new hospital use, which provided accommodation for 300 children, and was a training institution for nurses, teachers and post-graduate students.³¹³ It operated until 1985.³¹⁴

As established through consultation with Traditional Owners, the former Royal Women's Hospital and Children's Hospital have mixed associations for Aboriginal people. This is due to the hospital's positive connotations of, being associated with birth and care, whilst also being a place of continued forced child removals.³¹⁵

Places related to this theme

- Former Children's Hospital (HO81)
- Former Women's Hospital site



Figure 41 Lying-in Hospital, 1868
Source: Charles Nettleton, photographer, H869, State Library of Victoria



Figure 42 c.1920s-40s Rose Postcard photograph of Children's Hospital, at intersection of Rathdowne and Pelham streets; the building in the foreground was demolished in the 1990s; the Administration Building and Princess May Pavilion are at right.
Source: State Library of Victoria.



Figure 43 Outpatients Building at Children's Hospital, c. 1900
Source: Charles Rudd, photographer, H39357/103, State Library of Victoria

Welfare

The provision of welfare, particularly for vulnerable women has been a strong theme through Carlton's history.

In 1860, a site was reserved on the north-east side of Keppel Street for a female refuge, encompassing the whole block bound by Keppel, Cardigan, Madeline (Swanston) and Lytton streets.³¹⁶ The site was permanently reserved in 1863.³¹⁷ Although its original aim was as a reformatory for young women engaged in prostitution, its services shifted to caring for neglected children and unmarried mothers and their babies, and training in mothercraft and infant welfare nursing.³¹⁸ Provided with accommodation for twelve months, the young women at the female refuge worked in the laundry, the earnings from which sustained the institution's financially.³¹⁹ Located in Ballarat Street, which is now part of the redeveloped Carlton Brewery site, the Temporary Home for Fallen Women was also established in 1879 with similar aims.³²⁰

Continuing this tradition in Carlton, the St Joseph's Receiving Home was established in a house in Barkly Street in 1902. It moved to larger premises at 101 Grattan Street in 1906, a two-storey terrace house. The receiving home provided accommodation and care for unmarried pregnant women, and 'foundling' babies considered to be at-risk.³²¹ In 1915, the home tripled in size, with the addition of another terrace house, designed by architect A A Fritsch to replicate the nineteenth century house, and what appears to have been a chapel and dormitory wing (Figure 44). The institution also assisted men in need, with photographs of the 1960s showing homeless men queuing for meals along its Grattan Place elevation (Figure 45).

These institutions operated through the twentieth century, demonstrating the continuing need for welfare services in Carlton. The Female Refuge, which had been renamed the Queen Elizabeth Maternal and Child Health Centre, relocated from its Carlton premises in 1997 to Noble Park.³²² St Joseph's Receiving Home operated until 1985.

The Salvation Army's early work in Melbourne was located in Carlton, with the establishment of a Prison Gate Brigade Home in 1883, which was initially located in Lygon Street, and then at a terrace house in Argyle Place South (no. 37).³²³ The service was established to provide support to newly discharged prisoners from the nearby Melbourne Gaol, who were 'fed and lodged without charge until they can obtain employment'.³²⁴ Within three weeks of opening Higham House in late 1883, the Salvation Army officers had provided 500 meals, with 43 ex-prisoners having 'professed conversion, and are endeavouring to earn an honest living'.³²⁵ The Prison Brigade Home was relocated to Abbotsford by 1900.³²⁶ A facility for women was established in Barkly Street in 1884.³²⁷ The Salvation Army opened a citadel in 1921 on Drummond Street, and in 1927 opened Hope Hall, at 68 Drummond Street, which provided support for women in need, including those who were homeless or had 'fallen into a life of crime'.³²⁸

The Salvation Army was not the only institution to utilise the large terrace houses of Carlton for charitable purposes in the first decades of the twentieth century. The *Sands & McDougall directory* of 1930 also lists a Church of England young women's hostel at 93-95 Drummond Street, and the Sutherland Home for Destitute Children at 28 Drummond Street.³²⁹ A new two-storey brick house was constructed for the Sutherland Homes in 1911-1912, designed by J F Gibbins & Son.³³⁰

The young women's hostel had closed by the mid-twentieth century, with both the Sutherland Home and the Salvation Army hostel taken over by trade unions by the 1970s.³³¹

The opening of the Carlton Crèche in Neill Street in 1919 signalled a shift in the provision of support for working mothers in Victoria. Although it initially catered for widowed mothers, following World War I, as well as deserted wives and women with 'useless husbands', the crèche provided support for many working women in Carlton.³³²

Places related to this theme

- Queen Elizabeth Maternal and Child Health Centre, Keppel Street (VHR H1813)
- Former St Joseph's Receiving Home, 101-107 Grattan Street (HO1)
- Former Carlton Creche, 101-111 Neill Street (VHR H1864)

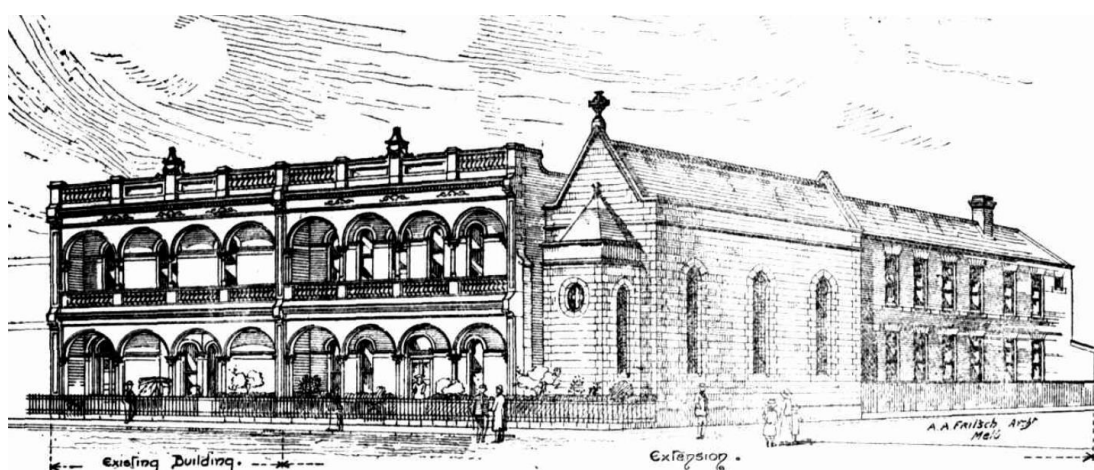


Figure 44 Perspective of St Joseph's Receiving Home, showing extensions in 1915
Source: *Advocate*, 27 February 1915, p. 27

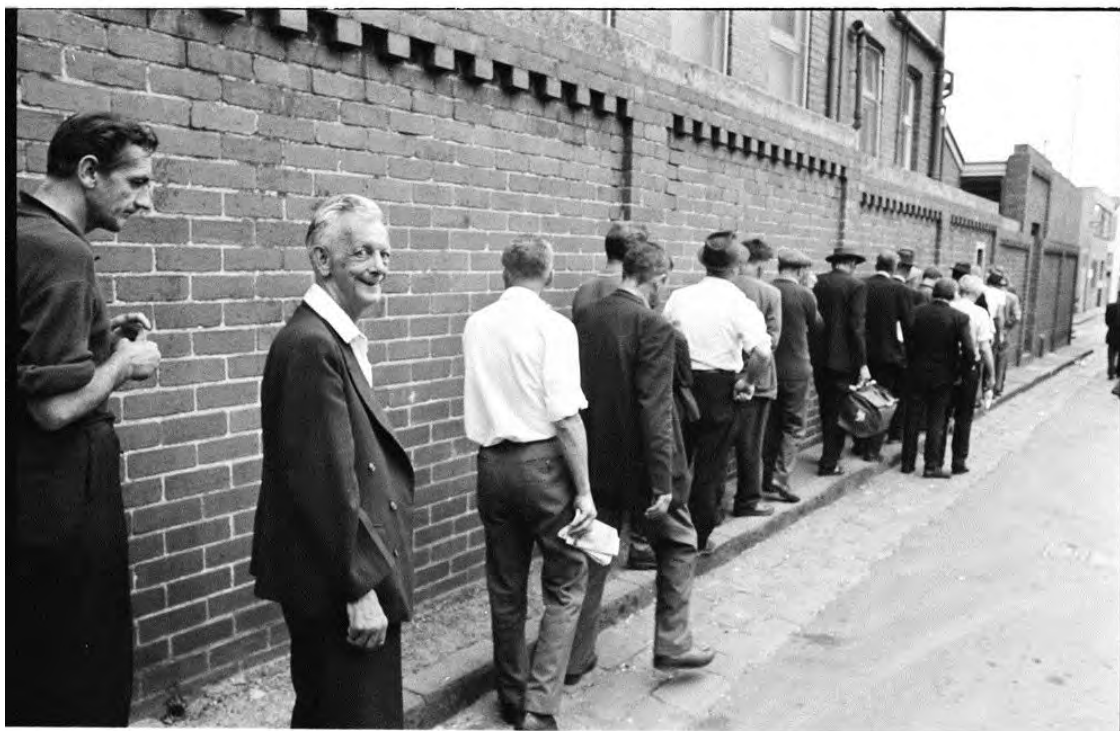


Figure 45 Men queueing for food handouts at St Joseph's, Grattan Place, Carlton, c. 1960s
Source: Alan K Jordan collection, H2010.105/101d, State Library of Victoria

Sport and recreation

At various times through the nineteenth and twentieth centuries, sporting and recreation clubs have formed in Carlton.

In the latter nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However, various clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club (Figure 46).³³³ The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The Carlton Football Club is the most prominent of Carlton's sporting clubs, indeed the word 'Carlton' is often used as shorthand for the club rather than the suburb.

Soon after its formation, Carlton became incredibly popular in the fledgling Australian Rules football competitions. The club reportedly had double the number of members of other clubs by the mid-1870s, and its character as a club for 'working people', was established early.³³⁴ The Blues were one of the foundation clubs of the breakaway Victorian Football League (VFL) in the 1890s, despite its relatively dire financial situation at the time. With migration patterns in Carlton through the twentieth century, Carlton's players and membership broadened to include Jewish and Italian names; with many post-war Italian personalities remaining strongly associated with the football club.³³⁵ Carlton is also the most successful football club in the VFL/AFL competition, tied with Essendon, in terms of the number of premierships it has won (sixteen). While its membership is now drawn from a much broader area than its nineteenth century origins, it continues to be firmly based in Carlton, with the club's training ground at Princes Park. The Princes Park football oval has diversified beyond the male dominated sport, more recently becoming an important venue for the first seasons of the women's football league, AFLW.

Aside from the dominant Carlton Football Club, numerous smaller sporting clubs have formed through the nineteenth and twentieth centuries, utilising the suburb's open spaces in its parks, reserves and gardens. Other clubs have been associated with the University of Melbourne. The Carlton Cricket Club

dates from 1864, and was based in the land between the university and Princes Park, now occupied by University College, before moving to Princes Park in the mid-1890s.³³⁶ Bowling was another popular sport, from as early as the late-1860s, with the formation of a club in Argyle Square, with others based in Barry (University) Square and in Princes Park. Tennis clubs and croquet clubs also followed after the provision of bowling greens.³³⁷

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930.³³⁸ The original entrance to the baths is a single-storey rendered structure with arched window openings, a prominent transverse gable roof form and central projecting bay with moulded ornamentation surrounding the entrance. The site was redeveloped in the 1980s and again in the 2010s, and continues to be an important recreation and fitness venue in the suburb. The 1980s redevelopment, designed by architect Peter Elliot, was awarded an Outstanding Architecture Merit Award by the Royal Australian Institutes of Architects in 1991.³³⁹

Places related to this theme

- Princes Park, Carlton North (HO1)
- Carlton Baths, 216-248 Rathdowne Street (HO1)



Figure 46 Carlton seconds team, c. 1935
Source: Charles Boyles collection, H2008.122/158, State Library of Victoria

Chapter 7: Shaping Carlton's cultural and creative life

- Nurturing a vibrant arts scene
- Creating popular culture
- Advancing knowledge

Creative Carlton

The twentieth century demographics of Carlton – its 'bohemian character and ethnic diversity' – contributed to a flourishing arts, theatre and literary scene in the suburb from the 1950s.³⁴⁰ Such pursuits were supported by affordable rent and the availability of properties in Carlton. Numerous literary and dramatic works have been set or produced in Carlton, including the writings of Pinchas Goldhar in the interwar period, Ray Lawler's seminal play, *Summer of the Seventeenth Doll* and parts of Helen Garner's novel, *Monkey Grip*. In the late 1950s, playwright Gordon Kirby, whose *Theresa* was located in the suburb noted:

[Carlton is] a place of contrasts and surprises – pleasant and not so pleasant – a really interesting place in which to live ... the place lends itself to drama.³⁴¹

The political engagement of Carlton's residents, and the suburb's students and academics also contributed to the cultivation of a theatre scene that garnered a reputation for being boundary pushing, with productions railing against censorship, social mores and political conservatism. The La Mama Theatre and the Pram Factory (Figure 47, now demolished) are synonymous with the late twentieth century development of Melbourne's independent theatre scene. The La Mama Theatre was established in a former printing works in Faraday Street, by Betty Burstall in 1967. It was envisaged as 'place where writers, actors and directors could experiment, and would become 'the most important small theatre in Australia'.³⁴² The Pram Factory likewise became well-regarded and influential, devoted to 'the exploration of new forms, theatre techniques and materials.'³⁴³ The Australian Performing Group (APG) productions attracted 'Carlton residents, students, women's liberation groups, workers and middle-class theatre-goers'.³⁴⁴



Figure 47 The Pram Factory, Drummond Street, 1982
Source: J T Collins Collection, H94.200/7, State Library of Victoria

Recalling Carlton in the 1970s, actor and writer Jane Clifton remembered:

The Pram Factory was like a mini arts centre on Drummond Street that spread out into music and painting. There was a whole network of collective houses that bubbled around it. It was a weird inner city utopia; full of people who embraced that lifestyle ... It was a wild sort of passing population of people who lived there and worked at the theatre, and also visitors and crims. There was a lot of rough trade. It was hardcore. We had an open door policy. The Pram Factory was very political as well as artistic. Our social structures were very bound up with what we believed.³⁴⁵

Australia's first all-Aboriginal acting company, Nindethana (or 'Ours') was founded by Jack Charles, Joyce Johnson and Bob Maza at the Pram Factory in 1971, and also has associations with La Mama.³⁴⁶ Charles himself performed multiple times at both the Pram Factory and La Mama Theatre, and continued on to have a wide-reaching and successful career.

Noel Tovey, Australia's first male Aboriginal ballet dancer was born in Carlton, and spent most of his youth and early adulthood within the study area.³⁴⁷

The 1970s also fostered a strong rock music scene in Carlton, along with other inner suburbs of Melbourne, one that was characterised by 'powerful sense of identity and feistiness':

In Carlton, the underground and mainstream existed as one, voraciously feeding into and off each other's often theatre-inspired (or drug-induced) creativity.³⁴⁸

The Skyhooks' track 'Carlton (Lygon Street Limbo)' evoked a strong sense of place, with lyrics referring to 'all those pizza places and spaced out places', 'all those grey haired writers and drunken fighters' and 'all those night time junkies and long haired monkeys.' A popular venue at the time was Martini's in the Imperial Hotel, at the intersection of Rathdowne and Neill streets, which hosted gigs for bands including Cold Chisel, INXS, Mondo Rock, and Jo Jo Zep and the Falcons in the late 1970s and early 1980s.³⁴⁹ Martini's band booker, Adrian Barker remembers the 'Carlton scene', calling it 'art rock ... A lot of poetry and all that.'³⁵⁰

A band, the 'Stray Blacks', was described as 'an institution at Aboriginal cabarets and at the John Curtin Hotel in Lygon Street, Carlton'. One of its members, Alf Bamblett, recalled:

We started a band, the Stray Blacks ...see we were getting barred from all the pubs...someone will go and play up and you come along after and you can't get in... so I went to this pub...and said we want to put on a night of our own and so we'll look after it, then we started to think about music and so we scratched up and went and borrowed an amp here and a guitar there and a drum kit here... and we used to have those nights every fortnight, pension night or whatever it was and somewhere for people to go to...We did that for a few years, had this night, a meeting place...mobs of people over the years...and so it was somewhere for people to go and meet...The publican owned that pub and the John Curtin in Carlton and then they sold the Eastern Hill and so we ended up at JCs and we went there for years, doing the same thing and that was really good and people from all across the nation would be there...and that went for quite some time.³⁵¹

Ross Wilson, front man of Mondo Rock and Daddy Cool, recalls why the suburb became such an important part of the Melbourne music scene at the time.

Carlton had that mix of music, arts, theatre, politics and everything else that seemed to draw it all together ... the main thing about the Carlton scene is that most of the musicians were total misfits, they just didn't fit into any pop star mould.³⁵²

Although the Melbourne music scene has diversified since the 1970s, a number of venues operate within Carlton, including the band room at John Curtin Hotel, which hosts numerous local gigs.

Places related to this theme

- La Mama Theatre, 205-207 Faraday Street (VHR H1991)
- Former Imperial Hotel, 184 Rathdowne Street (HO1)
- John Curtin Hotel, 27-31 Lygon Street (HO64)

Conclusion

This Thematic Environmental History of Carlton shows that the presence of the study area's Traditional Owners has made a strong, positive and identifiable impact on the local area. This presence precedes the founding of Melbourne and continues into a significant contemporary narrative of resilience and contribution to the Carlton community across the many facets for which it has become renowned.

The urban fabric of Carlton was well established by the late nineteenth century, after the subdivision and sale of land in the 1850s and 1860s. The grand terrace rows in the south contrasted with the smaller workers' cottages at its north, and remain demonstrative of the suburb's diverse residential population. This diversity remains an important part of Carlton's character.

Carlton is a suburb that has been at the forefront of social change and cultural movements. It has been shaped by nineteenth century planning and built form, twentieth century European migration, 'slum' clearance, labour politics, students and academics, 'trendies', and a vibrant arts and restaurant scene. It was also an early Melbourne suburb to be gentrified, and a focus of the nascent heritage movement.

Carlton has long been valued both by its community, and more broadly by Melburnians living outside the suburb. Much of what drew people to the suburb in previous decades continues to be appreciated by residents and visitors alike today. People value its parks and gardens, the suburb's Italian and migrant heritage, the diverse offerings on Lygon Street and its intact heritage streetscapes. And in keeping with its history, the character of Carlton continues to evolve within the nineteenth century suburb.³⁵³

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Delta Lucille Freedman, Water Unit, Project Manager & Project Anthropologist, Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation.

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ATTACHMENT B CITATIONS FOR EXISTING HERITAGE OVERLAY PLACES

- HO35, 18-22 Cardigan Street
- HO36, 50-56 Cardigan Street
- HO27 & HO28, 51-71 Cardigan Street
- HO29, 83-87 Cardigan Street
- HO30, 101-111 Cardigan Street
- HO32, 199-201 Cardigan Street
- HO56, 272-278 Faraday Street
- HO64, Carlton Union Hotels Precinct, 1-31 Lygon Street
- HO71, 18-24 Palmerston Street
- HO81, Former Children's Hospital Precinct, 5-21 Pelham Street
- HO82, 96-106 Pelham Street
- HO87, 19 Queensberry Street
- HO90, 59 Queensberry Street
- HO97, Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street
- HO91, 133-135 Queensberry Street
- HO103, 25-27 Rathdowne Street
- HO104, 49 Rathdowne Street
- HO111, 466 Swanston Street
- HO112, 508-512 Swanston Street
- HO113, 554-556 Swanston Street
- HO116, 676-682 Swanston Street
- HO118, 68-72 Victoria Street

SITE NAME	18-22 CARDIGAN STREET, CARLTON
STREET ADDRESS	18 CARDIGAN STREET, 20 CARDIGAN STREET AND 22 CARDIGAN STREET, CARLTON, VIC 3053
PROPERTY ID	101708, 664003, 664004



SURVEY DATE: SEPTEMBER 2018	SURVEY BY: LOVELL CHEN		
PREVIOUS GRADE	D3	HERITAGE OVERLAY	H035
PROPOSED CATEGORY	H035 - SIGNIFICANT; 18, 20, 22 CARDIGAN STREET - CONTRIBUTORY	PLACE TYPE	RESIDENTIAL TERRACE ROW
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	WILLIAM COULSON

DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1874
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THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

The boundary of the existing Heritage Overlay should be extended to the north to cover all three dwellings at 18-22 Cardigan Street. The extent of the Heritage Overlay currently only covers 18 and 20 Cardigan Street (Figure 1). Amend individual building gradings to contributory to align with Amendment C396 recommendations.

Extent of overlay: refer to Figure 2

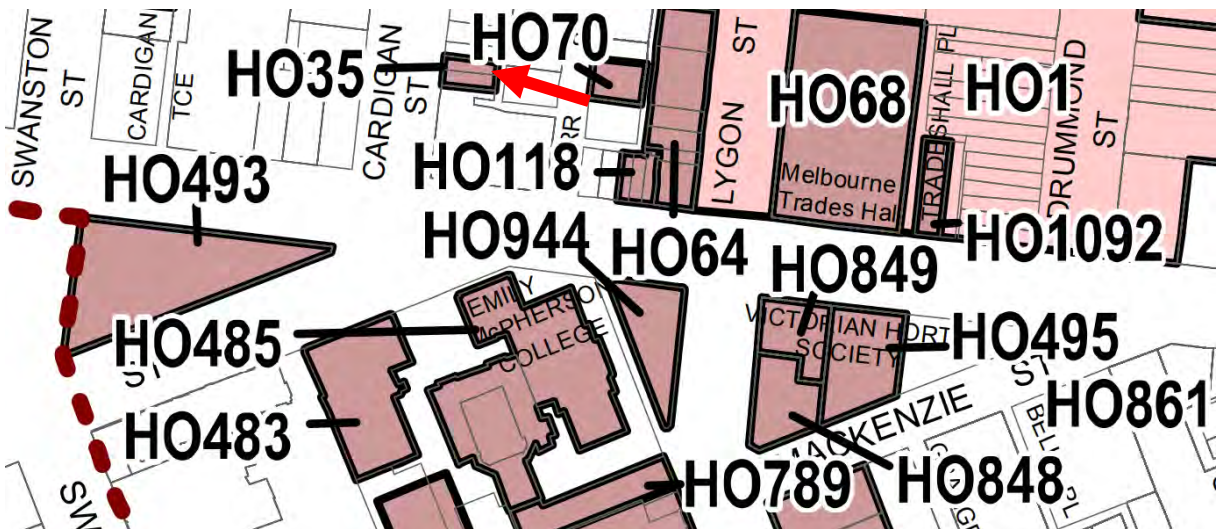


Figure 1 Detail of HO Map no. 8 with the subject site indicated
Source: Melbourne Planning Scheme

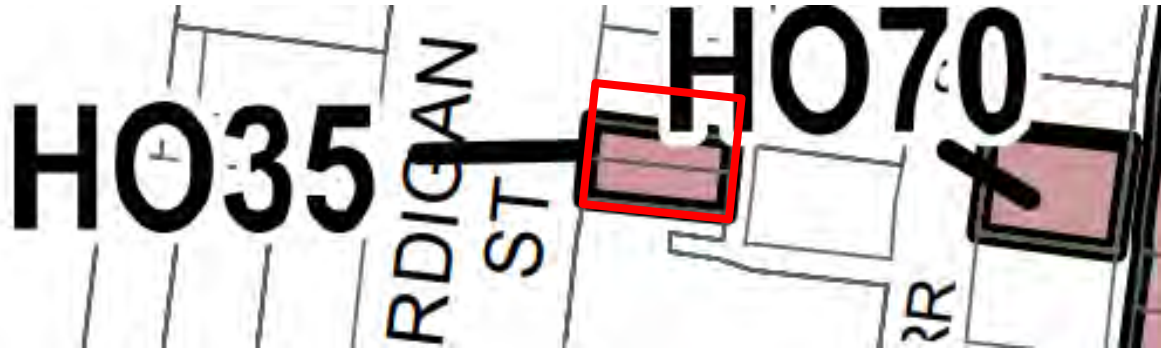


Figure 2 Detail of HO Map no. 8 with the mapping corrected to reflect the recommended amendment to the mapping
Source: Melbourne Planning Scheme

SUMMARY

The terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, dates from 1874. It is of local historical significance and representative value, for being demonstrative of the relatively early and pre-Boom phase of development in Carlton, and for its survival as a substantially intact row. The individual dwellings are graded contributory, reflecting their relatively simple form and detailing in the Carlton context.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building (1880) and development of Carlton Gardens from the 1850s, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The trio of two-storey brick terrace houses was built in 1874 for owner, William Coulson, a carrier.

The site was part of Crown allotment 16 in Section 17 of Carlton, in the earliest subdivision of the suburb.² It was purchased in 1853 by Hugh Glass, a prominent early land speculator and squatter in the Port Phillip District. The site appears to have been vacant prior to the mid-1870s, and Coulson is not listed as owning the site in the rate books of 1874.³ In April 1874, Coulson submitted a notice of intent to build to the City of Melbourne for three houses at what was then known as 4 Cardigan Street, paying a fee of £5.5.0.⁴ Coulson was listed as the builder on this notice. The buildings appear to have been substantially completed by mid-1874, with Coulson calling for tenders for 'iron railing and balcony work' for the three houses.⁵ The houses are listed in the municipal rate books of 1875, and it appears that the buildings were a speculative venture, with Louisa Simpson and Smith Power listed as owners of two of the houses, and Coulson retaining one as a leasing property. All three houses were listed as 'brick house, 6 rooms, bath, balcony + verandah', on allotments of 16 feet to

Cardigan Street. The properties were each valued at a Net Annual Value (NAV) of £50.⁶ By 1890, the residences had acquired the existing street number of 18-22 Cardigan Street.⁷ The Melbourne and Metropolitan Board of Works (MMBW) detail plan shows the building footprint of the terraces, with solid wing walls to the verandahs and narrower rear wings (Figure 3).

The properties remained residential through much of the twentieth century and are now part of the RMIT landholdings in this area of Carlton.

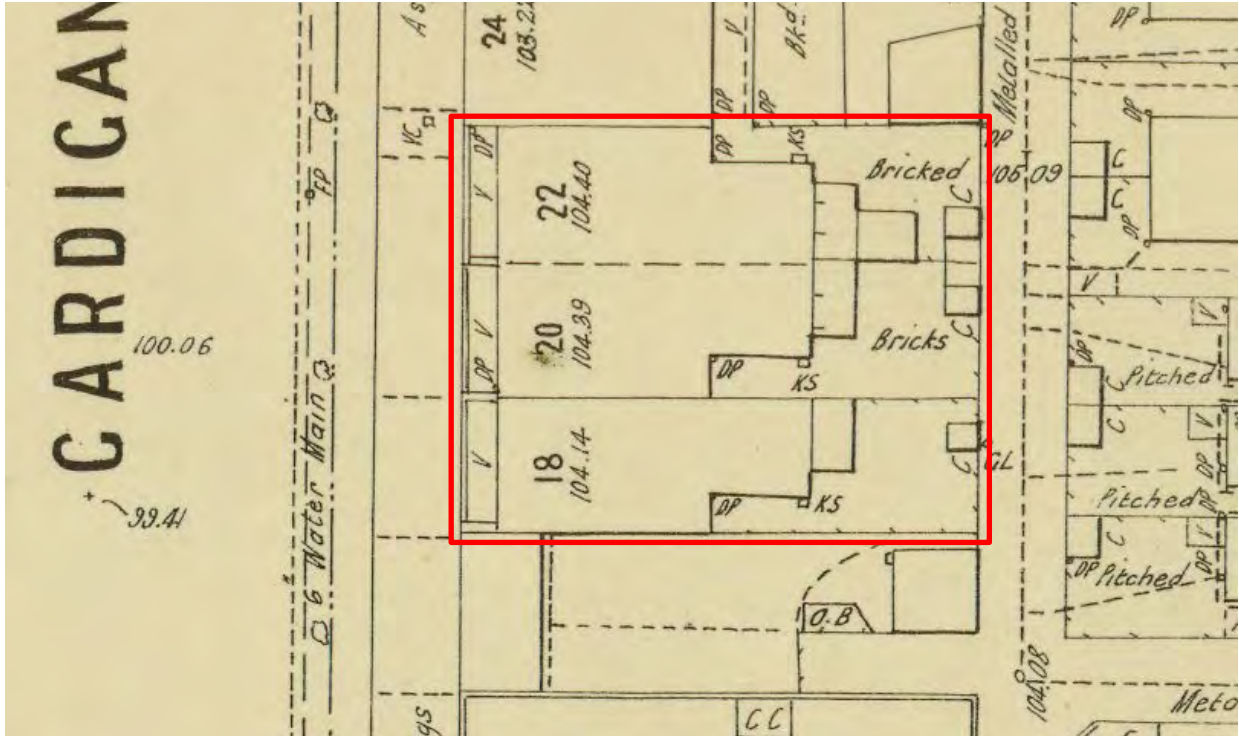


Figure 3 [Detail] MMBW detail plan no 1180 and 1181, 1896 showing the subject site
Source: State Library of Victoria

SITE DESCRIPTION

The terrace row at 18-22 Cardigan Street comprises a row of three attached, two-storey rendered Victorian dwellings sharing a transverse gable-ended roof (Figure 4). The houses have double-storey verandahs with wingwalls constructed to the property boundary. These incorporate cast iron lacework friezes and balustrading. Cast iron to verandahs survives in unusually good condition suggesting that they have been stripped of paint and repainted in the relatively recent past. Rendered ornament is generally understated reflecting the pre-Boom construction date of the group. Nonetheless, the design incorporates simple brackets and lion's head masques to wingwalls and orbs to the parapet. Cast iron palisade front fences on bluestone bases extend between the wing walls. These retain original gates. Windows are generally timber-framed, double-hung sashes, although the ground floor window opening at no. 20 has been enlarged and a multipaned arrangement, incorporating fixed and side-hung casement windows, installed. An original slate roof survives to the street pitches of nos 18 and 20 but has been replaced in corrugated steel at no. 22. Rear pitches have been replaced in steel throughout. Original chimneys survive across the group. Original tiling at ground floor level has been replaced throughout. Original doors at nos 18, 20 and 22 survive behind modern fly screens.



Figure 4 Recent aerial photograph of the subject site
Source: Nearmap, January 2019

INTEGRITY

The building has been overpainted and other changes such as replacement of original slate roof cladding and replacement of a window to the street have occurred. However, the integrity of the building remains good and its early character and role within the street remain legible.



Figure 5 18-22 Cardigan Street (at left); lion's head (at right)

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.⁸ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.⁹

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street, Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely. During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later, private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now relatively rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace* (Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia, in addition to the grander examples, also includes single-storey attached cottages. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within Carlton and are included in the HO. Similar examples also survive in nearby suburbs such as East Melbourne and Parkville, although few terrace rows survive in the central city.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173-HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 12)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)

Buildings in the above group form particularly intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable VHR examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the

group are sufficient in terms of their extent to illustrate the subdivisational patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates, the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

As Goad & Tibbetts note,¹⁰

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

Terrace rows at nos 18-22, 50-56, 51-7 and 59-65 Cardigan Street are all rendered masonry buildings of the kind described above. They retain cast iron verandahs and detailing that is representative of developments of this type. They are distinguished by their intactness and integrity to their early states. While occasionally isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these building survives and intact examples of this typology are, relatively speaking, rare.

Within this group the subject row at 18-22 Cardigan Street, Carlton is among the earliest, dating from 1874. While unremarkable in terms of its design, it is representative of the rows constructed in the years prior to the boom and in some cases (51-57 Cardigan Street and 59-69 Cardigan Street) in the period afterwards. It survives as a substantially intact row informing an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation on the city fringes.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (HO30)
Source: Lovell Chen



Figure 12 Georges Terrace, 59-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 13 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street,
Carlton (HO36)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

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

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

HO35, being the terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, which dates from 1874, is significant. The individual properties are contributory, reflecting their relatively simple form and detailing in the Carlton context.

HOW IT IS SIGNIFICANT

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, is of local historical significance and representative value to the City of Melbourne.

WHY IT IS SIGNIFICANT

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, built in 1874 for owner, William Coulson, is of historical significance (Criterion A). Its construction in the 1870s is demonstrative of this phase of development in the suburb in the pre-Boom era; and its survival as a substantially intact row informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city.

HO35, being the terrace row is also of representative value (Criterion D). While unremarkable in terms of design, it is representative of the rows constructed in the years prior to the boom and in some cases in the period afterwards; it also retains its substantial external intactness which, for a terrace of the 1870s, is of note. Its relatively simple form and detailing is typical of pre-Boom terraces; and the integrity of the building remains good. It is distinguished by the transverse gable-ended roof shared by the three dwellings, with prominent chimneys to the roof ridge; cast iron lacework friezes and balustrading; simple brackets and lion's head masques to the wingwalls and orbs to the parapet; and the cast iron palisade front fences on bluestone bases with original gates. Its early character and role within the street also remain legible, evoking a time when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

RECOMMENDATIONS

Amend the Heritage Overlay mapping and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes below.

PREVIOUS STUDIES

**City of Melbourne
Heritage Review 1999**

Allom Lovell and Associates

**Carlton Conservation
Study 1984**

Nigel Lewis and Associates

ENDNOTES

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- 2 Plan of Carlton, Jika Jika, M314 (14), Melbourne Sheet 6, Put-away plan, Central Plan Office, Landata.
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- 4 Melbourne City Council, notice of intent to build, no. 5852, 24 April 1874, via Miles Lewis, Australian Architectural Index, record no. 77943, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 6 September 2018.
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- 9 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.
- 10 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.

SITE NAME MARY'S TERRACE
STREET ADDRESS 50-56 CARDIGAN STREET, CARLTON
PROPERTY ID 101705, 101704



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	H036
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	RESIDENTIAL TERRACE ROW
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	GEORGE O RICHARDSON
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1885-86

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: detailed at Figure 1

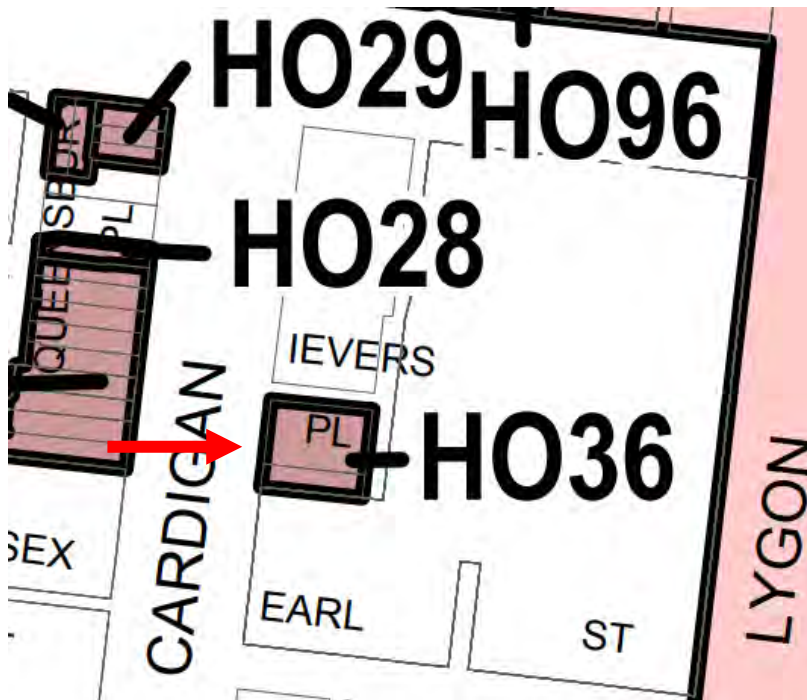


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO36)
Source: Melbourne Planning Scheme

SUMMARY

The terrace row of four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, dates from c.1885-1886, and was constructed for prominent Carlton property owner, William Ievers. It is of local historical significance and of representative value; is typical of mid-1880s terrace row construction and Boom period development in Melbourne; and remains substantially intact to its original state.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and

development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The terrace row at 50-56 Cardigan Street consists of four dwellings constructed in c. 1885-1886 for prominent Carlton property owner, William Ievers.²

Ievers was a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. He was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son in Argyle Place, and two small streets (Ievers Terrace and Ievers Place, the latter abutting the north side of the subject terrace) and a park (Ievers Reserve, in Parkville) bear his name. The terrace row on Cardigan Street was named 'Mary's Terrace', after Ievers' wife of nearly 50 years.³

Ievers owned a number of properties in the southern part of Cardigan Street. At the time of the construction of Mary's Terrace, the rate books listed him as the owner of ten brick cottages on the eponymous Ievers Place, and four brick shops to the north of Ievers Place.⁴ In August 1885, a notice of intent to build was lodged with the City of Melbourne for the construction of four houses in Cardigan Street, near Victoria Street. The builder was listed as George O Richardson of Freeman Street, North Fitzroy, with no architect listed.⁵ The 1885 municipal rate books list the site as land on Cardigan Street East, owned by Ievers, and valued at a net annual value (NAV) of £36.⁶ The following year the rate books list the four residences in the terrace row as under construction and unoccupied. Each was described as brick houses of eight rooms with bath, balcony and verandah, with a NAV of £64.⁷ By 1887, the houses were occupied, although all remained in Ievers ownership.⁸ The properties were then numbered 32-38 Cardigan Street, but Cardigan Street was renumbered in 1888 and the 1888 rate books show the terrace row at its present address of 50-56 Cardigan Street.⁹

The terrace can be seen in the 1896 MMBW detail plan at Figure 2, with front verandahs, paired rear wings, and brick and pitched rear yards. The row remained residential through much of the twentieth century. By the 1940s, nos 50 and 52 had been converted to apartments, although nos 54 and 56 remained as single residences.¹⁰ By the 1970s, the two centre houses were listed in the *Sands & McDougall* directory as apartments, while no. 50 was occupied by an accountancy firm and no. 56 was occupied by a solicitor.¹¹ The buildings are now part of the RMIT landholdings in this area of Carlton.

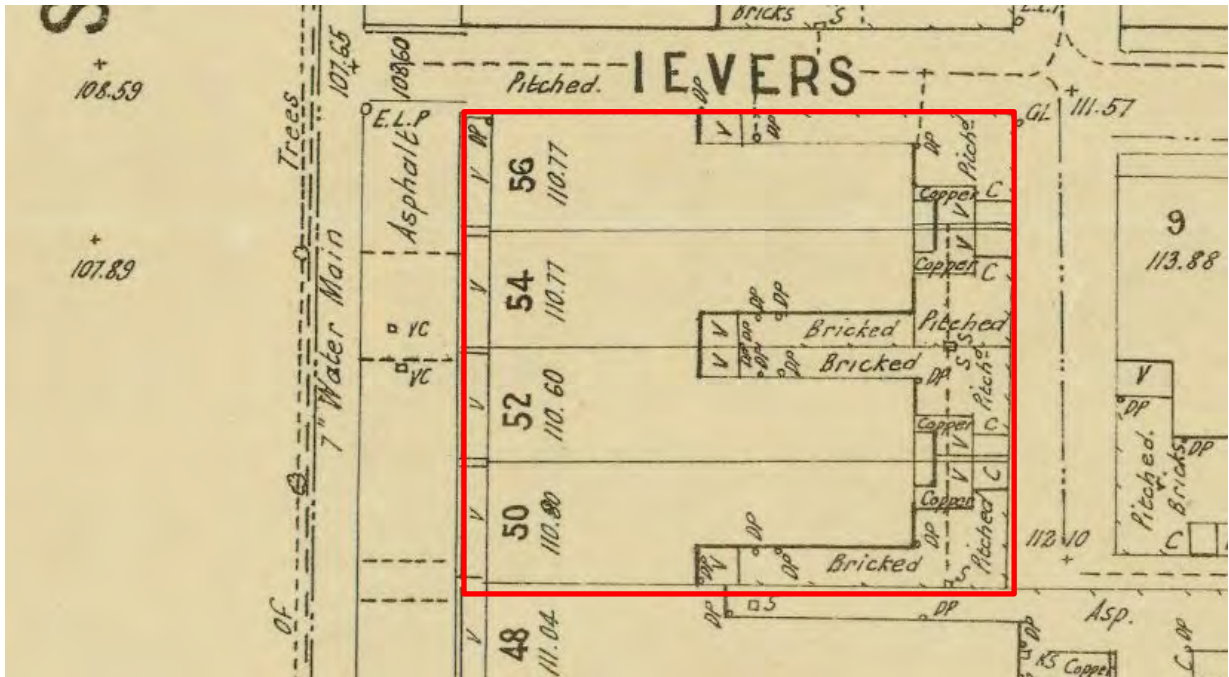


Figure 2 MMBW detail plan no. 1180 and 1181, 1896, with subject site indicated
Source: State Library of Victoria



Figure 3 Mary's Terrace, c. 1975-1980, photographed by John T Collins
Source: J T Collins Collection, H94.200/43, La Trobe Picture Collection, State Library of Victoria

SITE DESCRIPTION

Mary's Terrace comprises a row of four, two-storey rendered brick houses built in 1885-1886 (Figure 4). The houses retain original double-storey verandahs with wingwalls extending to the property boundary. Verandahs incorporate cast iron columns with Corinthian capitals to lacework valences above. Along the street boundary, original cast iron palisade fences on bluestone bases with original gates survive. Original red and cream tiling to setbacks in red have generally been replaced but survives intact at no. 56. Original windows survive throughout. These are timber-framed double-hung sashes - those at ground floor retaining original fixed side lights. Original door joinery including some original doors typically survives. At first floor level, an original cast iron balustrade, and verandah valence above, remain in place beneath a simple concave roof in corrugated steel. The group is capped with a simple parapet incorporating a central pediment device flanked by scrolls and incorporating the name 'Mary's Terrace'. Each dwelling incorporates a hipped roof to the street volume and a separate hipped roof arrangement to a, more modest, two-storey service wing to the rear. Original chimneys survive at nos 50-54. Rendered ornament to the group is generally understated - particularly given the building's Boom period construction date - with simple orbs and brackets to wingwalls but few other enhancements, this straightforward approach reflecting its design by a capable builder rather than an architect. Evidence of small pedestal devices or bases to the parapet and its central pediment suggest that orbs or urns have been removed from the bases at this level and that the original expression of the group may have been slightly more exuberant than is the case today.



Figure 4 Recent aerial photograph of the subject site
Source: Nearmap, January 2019



Figure 5 Mary's Terrace (at left), original fence, gates and tiled setback at 56 Cardigan Street (at right)

INTEGRITY

The building has been overpainted but the underlying rendered expression remains discernible. Original slate roof cladding has been replaced in corrugated steel throughout and ground floor setbacks areas have generally been altered; however, the building is otherwise substantially intact to its original state.

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.¹² Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.¹³

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson, Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely. During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later private development of walk-up flats and in-fill development further reduced the number of complete rows.

As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia, in addition to the grander examples, also includes single-storey attached cottages. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within Carlton and are included in the HO. Similar examples also survive in nearby suburbs such as East Melbourne and Parkville, although few terrace rows survive in the central city.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- 18-22 Cardigan Street, Carlton (1874, HO35, Figure 12)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 13)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 14)

Buildings in this group form particularly intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

As Goad & Tibbetts note,¹⁴

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

Terrace rows at nos 18-22, 50-56, 51-7 and 59-65 Cardigan Street are rendered masonry buildings of the kind described above. They retain cast iron verandahs and detailing that is representative of developments of this type. They are distinguished by their intactness and integrity to their early states. While occasionally isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated

through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these buildings survive and intact examples of this typology are, relatively speaking, rare.

Within this group, the row at 50-56 Cardigan Street, Carlton is typical of terrace row developments as they proliferated through the 1880s. While straightforward rather than remarkable in terms of its design, it is representative of the rows constructed during the Boom and in some cases (51-57 and 59-69 Cardigan Street) in the period afterwards. Ornament is generally understated but illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s and remained relevant in Carlton at the turn of the twentieth century (51-9 Cardigan Street). Mary's Terrace survives as a particularly intact example and informs an understanding of early Carlton and the development of the terrace type as a suitable response to the pressure for accommodation on the City fringes.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (H030)
Source: Lovell Chen



Figure 12 18-22 Cardigan Street
Source: Lovell Chen Source: Lovell Chen



Figure 13 Georges Terrace, 59-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 14 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
Yes	<p>CRITERION D</p>

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

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

CRITERION G

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

CRITERION H

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

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The terrace row of four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, which dates from c. 1885-1886, is significant.

HOW IT IS SIGNIFICANT

The terrace row at 50-56 Cardigan Street, Carlton, is of local historical significance and representative value.

WHY IT IS SIGNIFICANT

The terrace row at 50-56 Cardigan Street, Carlton, is of historical significance (Criterion A). The row consists of four dwellings constructed in c. 1885-1886, for prominent nineteenth century Carlton identify and property owner, William Ievers. The latter owned a successful real estate agency in Cardigan Street, established in 1859 near the end of that decade of remarkable Gold Rush related growth in Melbourne, but was particularly successful in the 1870s and 1880s. Ievers was also involved in local politics, being a Melbourne City councillor in the 1890s. The subject row bears the name of his wife, Mary.

The terrace row is also of representative value (Criterion D). The mid-1880s date of construction places the terrace firmly in the renowned Boom period of development in Melbourne, and it remains substantially intact to its original state. While straightforward and representative rather than remarkable in terms of its design, it is typical of the rows constructed during the Boom and in some cases in Carlton in the period following. The ornament is generally understated, although small pedestal devices to the parapet and central pediment suggest that orbs or urns have been removed, meaning that the original expression may have been slightly more exuberant than is the case today. The terrace also illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s in Melbourne and remained relevant in Carlton at the turn of the twentieth century. Other elements of note include verandahs with cast iron columns, Corinthian capitals and lacework valences; the original cast iron palisade front fences on bluestone bases with original gates; and a simple parapet to the top of the row with a central pediment flanked by scrolls and incorporating the name 'Mary's Terrace'.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 Sands & McDougall directory, 1873.
- 2 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 3 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.
- 4 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate nos 1321-1334, VPRS 5708/P9, Public Record Office Victoria.
- 5 Melbourne City Council, notice of intent to build, no. 1704, 31 August 1885, via Miles Lewis, Australian Architectural Index, record no. 79074, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018. This entry incorrectly lists the owner as 'William Ievers', a misspelling of Ievers.
- 6 City of Melbourne, rate books, Volume 24: 1885, Smith Ward, rate no. 1338, VPRS 5708/P9, Public Record Office Victoria.
- 7 City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate nos 1335-1338, VPRS 5708/P9, Public Record Office Victoria.
- 8 City of Melbourne, rate books, Volume 26: 1887, Smith Ward, rate nos 1330-1333, VPRS 5708/P9, Public Record Office Victoria.
- 9 City of Melbourne, rate books, Volume 27: 1888, Smith Ward, rate nos 1316-1319, VPRS 5708/P9, Public Record Office Victoria.
- 10 Sands & McDougall directory, 1944-1945.
- 11 Sands & McDougall directory, 1974.
- 12 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 13 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.
- 14 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.

SITE NAME TERRACE ROW, GEORGE’S TERRACE, CLARE HOUSE

STREET ADDRESS 51 CARDIGAN STREET, 53 CARDIGAN STREET, 55 CARDIGAN STREET, 57 CARDIGAN STREET, 61 CARDIGAN STREET, 63 CARDIGAN STREET, 65 CARDIGAN STREET AND 71 CARDIGAN STREET, CARLTON

PROPERTY ID 101578, 101580, 101581, 101582, 101583, 101584, 101585, 101586, 101587



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE	NO.51-57 – A3 NO.59-65 – C3	HERITAGE OVERLAY	HO27 AND HO28
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PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	RESIDENTIAL TERRACE ROW
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DESIGNER / ARCHITECT / ARTIST:	51-7 W H WEBB ARCHITECT 59-65 C H RICHARDSON	BUILDER:	51-7 JOSEPH GRIGGS 59-65 G FRASER 71 CROWLE BROS
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DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1886-1906
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THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

It is recommended that existing Heritage Overlays HO27 and HO28 be combined to form a single HO place, and that the Heritage Overlay mapping be amended to reflect this.

Extent of overlay: extent of overlay to be remapped to create a single overlay as indicated at Figure 1.

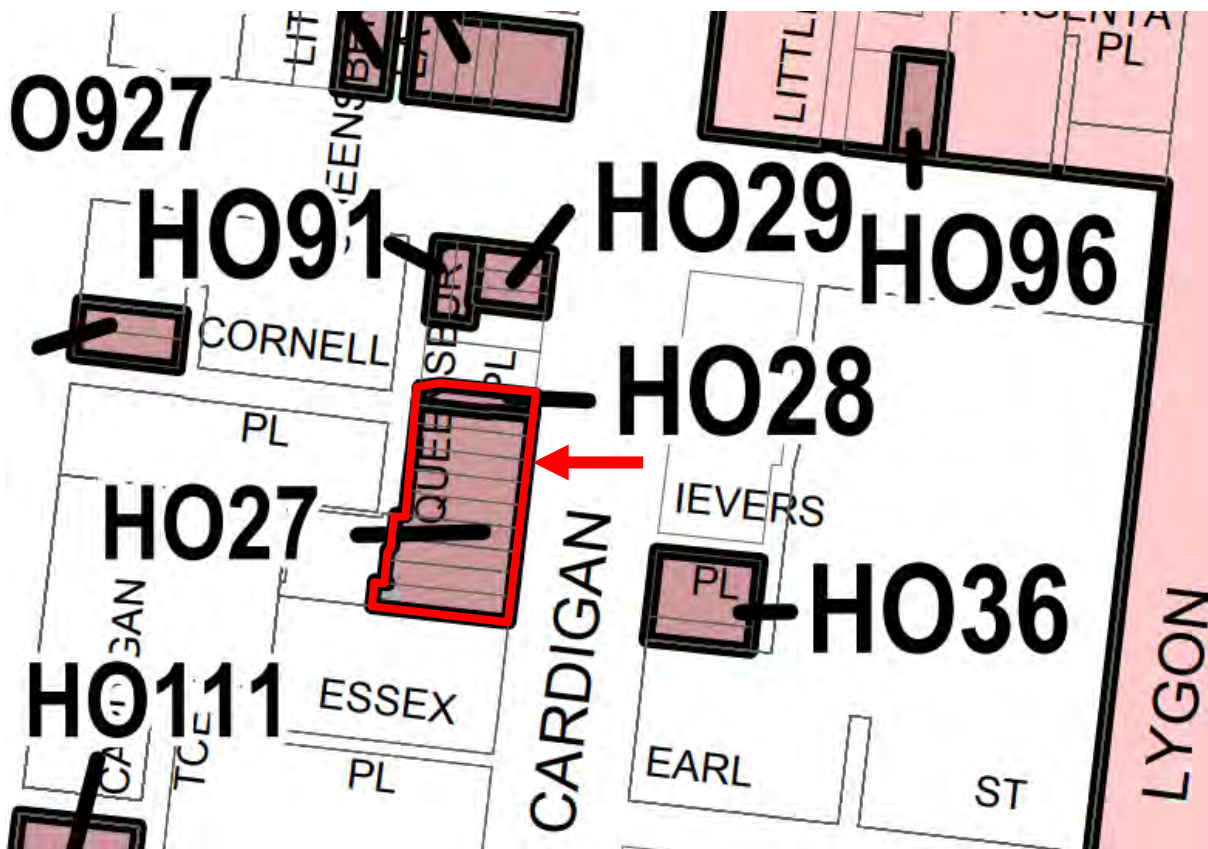


Figure 1 Detail of HO Map no. 5 showing the combined Heritage Overlays and revised HO map
Source: Melbourne Planning Scheme

SUMMARY

The terrace rows and dwellings at nos 51-57 Cardigan Street and nos 59-65 Cardigan Street (George’s Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are of local historical and aesthetic significance. While the buildings have been altered to a modest extent, the integrity of the group remains high.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The subject site comprises three buildings: the terrace row of four houses at nos 51-57 Cardigan Street, Carlton; George's Terrace comprising four houses at nos 59-65 Cardigan Street; and Clare House at no. 71 Cardigan Street. The buildings were constructed at various dates between the mid-1880s and early 1900s.

The earliest of these buildings to be constructed was Clare House, which dates from 1886. The municipal rate books of 1885 record 'land' measuring 14 feet by 82 feet (4.26m by 25m) on Cardigan Street owned by James Coughlin valued at a net annual value (NAV) of £8. Coughlin also owned a stone and iron house of four rooms at the adjacent property.² In 1886, the rate books list a 'stone and brick house [of] five rooms' with bath, balcony and verandah' being erected on Coughlin's property.³ This corresponds with a notice of intent to build that was lodged with the council in February 1886 for a two-storey house in Cardigan Street, near Victoria Street. The owner was listed as Cockram, which is possibly a misspelling of Coughlin. Crowle Bros were listed as the builder, and no architect was identified.⁴ However, when the building was completed, the description in the rate book differed from the previous year, and was identified as a brick house of seven rooms. The house was occupied by a Miss Smith and was valued at a NAV of £60.⁵

Clare House at 71 Cardigan Street is the only building of this group which had been constructed by the mid-1890s, at the time of the Melbourne and Metropolitan Board of Works (MMBW) survey. Clare House can be seen in the detail plan produced in 1896 (Figure 2), as having a front and side verandah and an asphalted rear yard.

The four terrace houses at 51-57 Cardigan Street were built in two stages in c. 1897-98 and c. 1900 by builder, and later owner, Joseph J Griggs. The 1896 MMBW plan shows this site to have been vacant land. On 13 October 1896 a notice of intent to build was submitted to the City of Melbourne for the construction of a single house on Cardigan Street. The owner of the property associated was listed in the notice as William Cameron, the architect was W H Webb and the builder Joseph Griggs.⁶ Three years later, a further notice was submitted to the council for the construction of three houses, with Griggs listed as both builder and owner.⁷ It appears that no. 51 was the first of the four houses constructed, and was completed in 1897-98. The 1897 rate books list an eight room brick house and a workshop as being erected at what was then 49 Cardigan Street.⁸ This residence, and its associated outbuilding, were the only buildings occupying the site at 51-57 Cardigan Street until 1900, when the additional three terrace houses were constructed. The rate books of that year list the 1897 house and stable at no. 51, as occupied by Mathew Hyam. The three adjoining houses between 53 and 57 Cardigan Street were listed as being under construction. All four houses were of eight rooms, and were by then owned by Griggs.⁹ The last reference to a workshop at the site was in 1899, and it appears that this building was replaced by the three houses.¹⁰

George's Terrace at 59-65 Cardigan Street was built for George and Robert levers, sons of William levers, in 1906. William levers was a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. He was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son George in Argyle Place, and two small streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve) bear his name. An 1880s terrace row at 50-56 Cardigan Street was named 'Mary's Terrace', after Ievers' wife of nearly 50 years.¹¹ George Ievers was prominent in carrying on his family's legacy, establishing the charitable William and Mary Ievers Trust, and filled his father's seat in the Melbourne City Council after William's death in 1901. A statue of George Ievers is located at the intersection of Gatehouse Street and The Avenue, Parkville.¹²

The site had previously been occupied by a row of six small wood and brick houses at what was then 59-69 Cardigan Street.¹³ In June 1905, a notice of intent to build was lodged with the City of Melbourne for the construction of four two-storey houses. The architect was listed as C H Richardson and the builder was G Fraser of Northcote.¹⁴ The completed, but unoccupied, houses were listed in the 1906 rate books as brick houses of 9 rooms with a NAV of £52.¹⁵

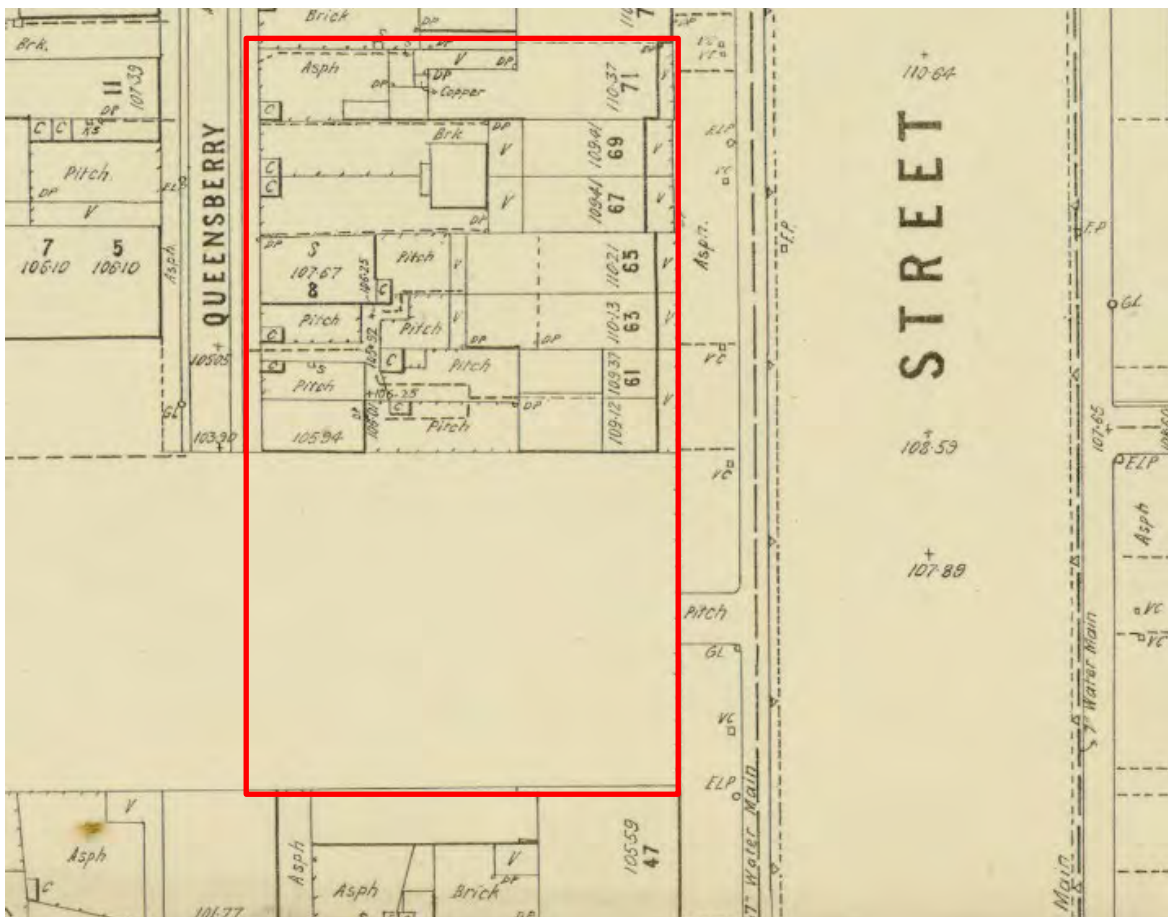


Figure 2 MMBW detail plan nos 1179 and 1180, 1896. Subject site indicated. Only 71 Cardigan Street (at top) survives of the dwellings shown here, with the others later replaced.
Source: State Library of Victoria



Figure 3 George's Terrace, 59-65 Cardigan St, John T Collins, photographer, 25 December 1975
Source: J T Collins Collection, H94.200/44, La Trobe Picture Collection, State Library of Victoria

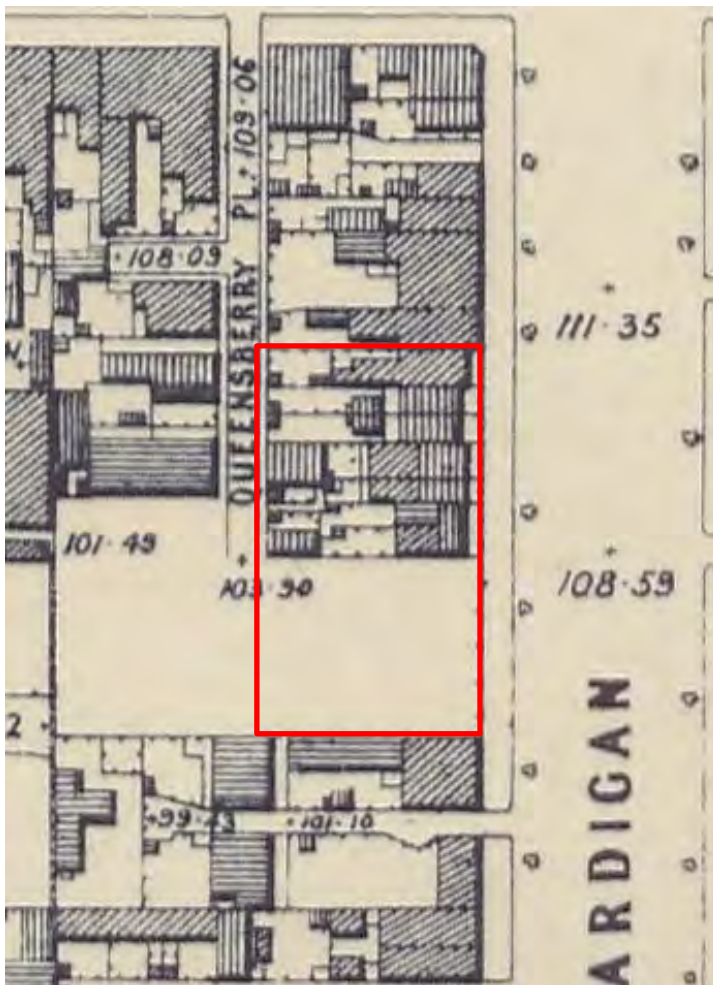


Figure 4 MMBW 160':1" plan no. 30, 1896, with subject site indicated
Source: State Library of Victoria

SITE DESCRIPTION

The site comprises three distinct buildings, namely, the arcaded terrace row at nos 51-57 a second row known as George's Terrace at nos 59-65 and the two-storey dwelling, Clare House, constructed on the site in c. 1880s. These are discussed separately below (Figure 5).

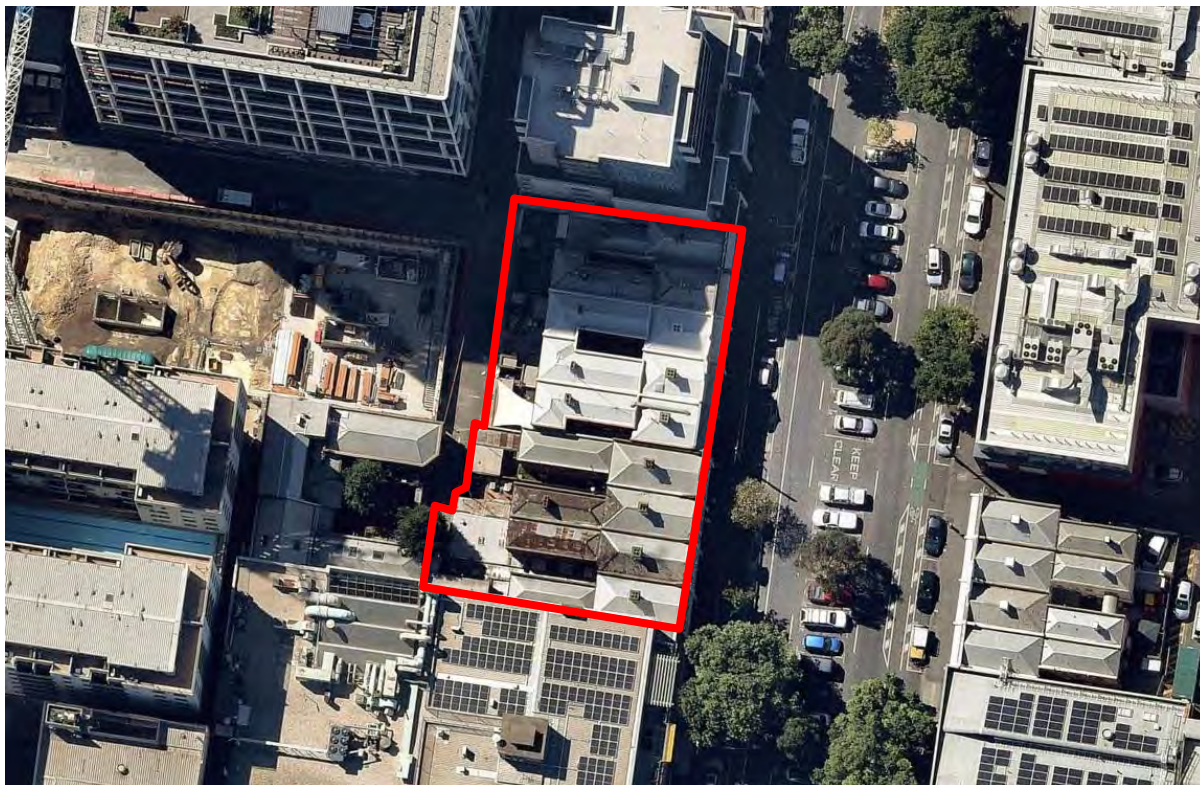


Figure 5 Recent aerial photograph of the subject site
Source: Nearmap, February 2019

Terrace Row, 51-57 Cardigan Street

The two-storey rendered brick terrace row was constructed in two stages in c. 1897-8 (no. 59) and c. 1900 (nos 61, 63 & 65) as four, more-or-less identical, attached dwellings. This unusual arrangement appears to have derived from the staged construction discussed above which removed the opportunity for a design extending to the group as a whole and incorporating unifying devices such as a shared central pediment. The first building at no. 59 was designed by W H Webb. It is unclear whether Webb had any direct involvement with nos 61, 63 and 65.

Each dwelling is defined by wingwalls at site boundaries and party walls and incorporates a two-storey arcaded verandah to the street with a balustraded parapet above. Despite its late Victorian construction date, the building reflects the architectural tastes of 1880s Melbourne with Italianate arcades at both levels to the street and architectural ornament in abundance. At ground floor level, arcades enclose small tiled setback areas. Corinthian Columns at each street boundary support a trio of Roman arches with keystones and floriated spandrel detailing. The front door and paired segmental-arch-headed windows to each dwelling are enhanced by architraves and string courses. At first floor level, the arcades enclose small balcony areas. Balustrades to the street incorporates plinths to short columns supporting upper level arcades that reiterate the expression of those below. Above, a cornice incorporates dentils and a floriated frieze at parapet level. The uppermost elements in the composition - a central pediment device to each dwelling's parapet - is particularly bold, flanked by short pilasters supporting a curving pediment device and incorporating a signage panel. Urns, orbs or other

decorative elements at parapet level have been removed although their connecting rods survive in some location. The liberal application of decorative moldings to wingwalls, balustrades, window and doors combine to create an uncommon richness of applied detail.

The building is unusually intact to its original state with original external ornament (apart from parapet urns) in place throughout. Cast iron palisade fences and gates survive as does tessellated tiling to front setback areas. Original fenestration and joinery survive throughout - including some front doors.

George's Terrace, 59-65 Cardigan Street

George's Terrace comprises a row of four, two-storey dwellings constructed in 1906 to designs by Architect, C H Richardson. Its expression is more austere than its neighbour to the south, incorrectly suggesting an earlier construction date. It is a straightforward terrace row in rendered brick. Dwellings retain original double-storey verandahs between wingwalls that extend to the property boundary to create small tiled setbacks. Each verandah incorporates a cast iron column at its centre and lacework friezes and balustrades. Verandah roofs adopt a convex profile. Original cast iron palisade fences and gates extend along the street boundaries. Original paired timber-framed double-hung sash windows at ground floor level survive. Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive. Ornamentation to the group is generally understated with decorative brackets to wingwalls, urns to the parapet but few other enhancements. The key architectural feature takes the form of a triangular pediment device raised above the parapet incorporating the name 'George's Terrace' in a signage panel in the entablature. The arrangement is crowned with a modest acroterion and flanked by scrolls.



Figure 6 Upper façade, 51 Cardigan Street, Carlton

Clare House, 71 Cardigan Street

Constructed in 1886, Clare House is the earliest building in the group. Its design anticipated many of the architectural features and embellishments later employed at George's Terrace to the south. It survives as a

straightforward, two-storey dwelling in rendered brick retaining its original double-storey verandah. Wingwalls extend to the property boundary to create a small tiled setback at ground floor level and balcony above. The verandah incorporates central cast iron columns at ground and first floor levels which rise to lacework friezes. The verandah roof adopts a concave profile. An original cast iron palisade fence survives although its gate has been removed. Cast iron balustrades to the first floor balcony also survive. A timber-framed, double-hung sash window at ground floor level survives with original fixed side lights intact. Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although its original chimneys survive. As at George's terrace, ornamentation is generally understated with decorative brackets and vermiculated panels to wingwalls but few other enhancements. Again, the key architectural interest derives from a curved pediment device raised above the parapet incorporating the name 'Clare House' in a signage panel. The arrangement is flanked by scrolls. Examination from the street suggests that a crowning element has been lost.



Figure 7 No. 65 Cardigan Street, Clare House at no. 71 Cardigan Street and part of the substantial new development at nos 73-81 Cardigan Street Carlton

INTEGRITY

All three buildings in the group including the terrace row at 51-57 Cardigan Street, George's Terrace at 59-65 Cardigan Street and Clare House, at 71 have each been altered to a modest extent. However the integrity of the group remains high.

COMPARATIVE ANALYSIS

The subject group is unusual within the study area comprising two rows of terrace housing and a single detached dwelling which are buildings of individual note and collectively form a substantially intact remnant streetscape.

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.¹⁶ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.¹⁷ The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.¹⁶ During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. In addition to the two subject residential rows that comprise HO28, the following examples are located within the current study area and are included in the HO.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167, Figure 8)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, H0173 and H0183 – City of Yarra, Figure 9)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 10)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 11)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 12)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)
- 18-22 Cardigan Street (1874, HO35, Figure 15)

Buildings in this group form largely-intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms

of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development.

Goad & Tibbetts note,

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fences as well as for decorative brackets or valences.

The subject terrace rows at nos 51-57 Cardigan Street and George's Terrace at 59-65 Cardigan Street, and those at 18-22 and 50-6 Cardigan Street and 272-278 Faraday Street retain cast iron verandahs and detailing that is representative of developments of this type. These buildings are distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these buildings survives and examples of this typology are, relatively speaking, reasonably rare.

The buildings at 51-71 Cardigan Street form a short representative streetscape including two terrace rows and a modest villa, which collectively illustrate the architectural variety of early Carlton. The terrace row at nos 51-57 Cardigan Street, is unusual as an attached sequence of identical two-storey dwellings rather than a terrace row per se. While this may not have been a design decision, it produced an unusual variant on the terrace row form which speaks to the ad hoc nature of early development in Carlton as discussed in the Thematic Environmental History. This development, in conjunction with the neighbouring George's Terrace are both handsome buildings which illustrates the extent to which design practices of the 1880s retained their currency into the 1890s and beyond. Clare House at 71 Cardigan Street is somewhat different insofar as it is a straightforward two storey detached residence. However it survives as an important element within the group.

The terrace row at nos 51-57, George's Terrace at nos. 59-65 were constructed to designs by WH Webb. C H Richardson and respectively. From 1888 Webb worked as an architect in practice with his two sons.¹⁸ His work largely comprised suburban shops and dwellings in North and West Melbourne. Larger projects include a laundry in North Melbourne (1890) a group of ten houses and shops in Abbotsford Street North Melbourne (1891) and a coach factory for J C Morrison in Carlton (1911-12). His activities appear to have ended around WWI. A limited review suggests that his work generally was conservative and somewhat backward-looking. It appears that WH Webb is unrelated to the notable architect Charles Webb. His works at nos 51-57 Cardigan Street exemplifies the capable execution of a style which had by 1906 been long-established. The double arcaded composition is typical of designs of the 1880s; this particular example incorporating the unusually elaborate decoration that typified Boom era (later 1880s) design. While the group at 51-57 Cardigan Street may represent one of the largest commissions undertaken by Webb, it not seen to be a key work of an innovative or important architectural practitioner.

Less is known of the C H Richardson. He has received some recognition for his own house in a Federation mode in Canterbury Road, Canterbury constructed between 1905 and 1910 but appears to have produced little else of architectural note. He is listed as an architect in the Sands and McDougall Directories only between 1910-1914. With the creation of the Architects Registration Board in 1923, he registered and remained active until 1938¹⁹ but appears to have produced no distinguishing work. As with Webb on the site to the south, Richardson's work at George's Terrace sought to recreate an architectural expression that had been popular in the 1870s and 1880s. Again, it not seen to be a key work of a notable architect. Both buildings are prominent features of the

Cardigan Street precinct and a typical example of a building typology which is a distinctive feature of historic Carlton. However, neither is an early example or one that that informs the catalogue of a notable architect.



Figure 8 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 9 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 10 Holcombe Terrace, Carlton (H01)
Source: Victorian Heritage Database



Figure 11 Royal Terrace, 272-278 Faraday Street, Carlton (H056) Source: Lovell Chen



Figure 12 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 13 101-111 Cardigan Street, Carlton (HO30)
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)
Source: Lovell Chen



Figure 15 18-22 Cardigan Street
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

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

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

CRITERION C
Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Yes **CRITERION E**
Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

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

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The terrace rows and dwellings at nos 51-57 Cardigan Street and nos 59-65 Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are significant.

HOW IT IS SIGNIFICANT

The terrace rows at nos 51-57 Cardigan Street and nos 59-65 Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The terrace rows, dwellings and house at 51-71 Cardigan Street, Carlton, are of historical significance (Criterion A). The buildings were variously constructed in the mid-1880s through to the early 1900s. As such they demonstrate aspects of terrace house and residential development in Carlton from the affluent Boom period, through the more subdued 1890s and into the early twentieth century. They also speak to the ongoing popularity of the suburb in this historic period, and its continued development and evolution. The earliest of the buildings is the 1886 Clare House, built for owner James Coughlin; it is also the only building of the group to be constructed before the mid-1890s. This lapse in localised building activity is demonstrative of a wider economic downturn which affected Melbourne, and indeed Victoria, in the early 1890s and following the heady 1880s Boom. The four terrace houses at 51-57 Cardigan Street were built in two stages, with a single dwelling at no. 51 completed in 1897-98 and the three additional terraces in 1900. Again, within this historic row, the stop-start building activity of the 1890s is writ large. The last to be built in 1906 was George's Terrace at 59-65 Cardigan Street, for George and Robert Ievers, sons of local identity, real estate agent and City of Melbourne councillor William Ievers. George was also a prominent local, who too became a Melbourne City Councillor.

The terrace rows, dwellings and house at 51-71 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). The group is unusual within the study area in comprising two rows of substantially externally intact terrace housing and a single detached dwelling which are buildings of individual note, illustrate the architectural variety of historic Carlton and collectively form a substantially intact remnant streetscape, with a strong and complementary streetscape presence. The dwellings variously retain Italianate detailing; prominent parapets with pediments; cast iron verandahs and lacework; a double-arcaded composition supported by elaborate decoration; and original iron palisade fences, all of which are representative of developments of this type. The dwellings are also distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they nevertheless evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne.

RECOMMENDATIONS

Combine HO27 and HO28, amend the Heritage Overlay mapping, and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

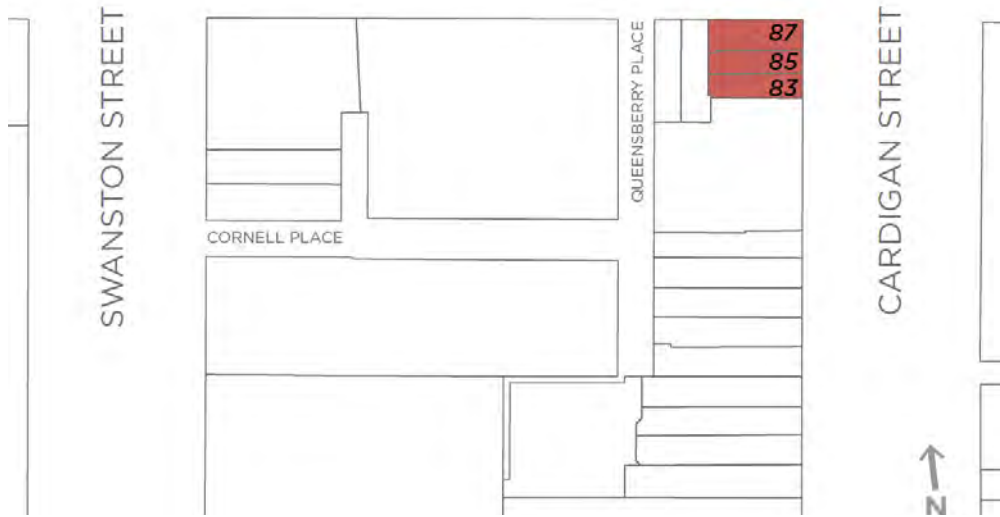
- ¹ *Sands & McDougall* directory, 1873
- ² City of Melbourne, rate books, Volume 24: 1885, Smith Ward, rate nos 1041A and 1042, VPRS 5708/P9, Public Record Office Victoria.
- ³ City of Melbourne, rate books, Volume 25: 1886, Smith Ward, rate no. 1043, VPRS 5708/P9, Public Record Office Victoria.
- ⁴ Melbourne City Council, notice of intent to build, no. 1971, 1 February 1886, via Miles Lewis, Australian Architectural Index, record no. 79145, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 2 October 2018.
- ⁵ City of Melbourne, rate books, Volume 26: 1887, Smith Ward, rate no. 1030, VPRS 5708/P9, Public Record Office Victoria.
- ⁶ Melbourne City Council, notice of intent to build, no. 6799, 13 October 1896, via Miles Lewis, Australian Architectural Index, record no. 79806, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 1 October 2018.
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- 8 City of Melbourne, rate books, Volume 33: 1897, Smith Ward, rate no. 930, VPRS 5708/P9, Public Record Office Victoria.
- 9 City of Melbourne, rate books, Volume 36: 1900, Smith Ward, rate nos 886-889, VPRS 5708/P9, Public Record Office Victoria.
- 10 City of Melbourne, rate books, Volume 35: 1899, Smith Ward, rate no. 905, VPRS 5708/P9, Public Record Office Victoria.
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- 12 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 2 October 2018.
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- 16 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 17 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannell Flower Press, Mullumbimby, NSW. 1997, pp. 49-52.
- 18 Julie Willis Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, p.757.
- 19 Architects Registration Board of Victoria, Summary of registration files Series P1 and P2 held at Victorian Public Records Office.

SITE NAME	83-87 CARDIGAN STREET, CARLTON
STREET ADDRESS	83 CARDIGAN STREET, 85 CARDIGAN STREET AND 87 CARDIGAN STREET, CARLTON
PROPERTY ID	101590, 101591, 101562



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	HO29
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	SHOPS, RESIDENCES
DESIGNER / ARCHITECT / ARTIST:	N/A	BUILDER:	JAMES MCINDOE RICHARD SPROTT
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1900 1903

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
5. BUILDING VICTORIA'S INDUSTRIES AND WORKFORCE	5.3 MARKETING AND RETAILING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay

Extent of overlay: detailed below at Figure 1.

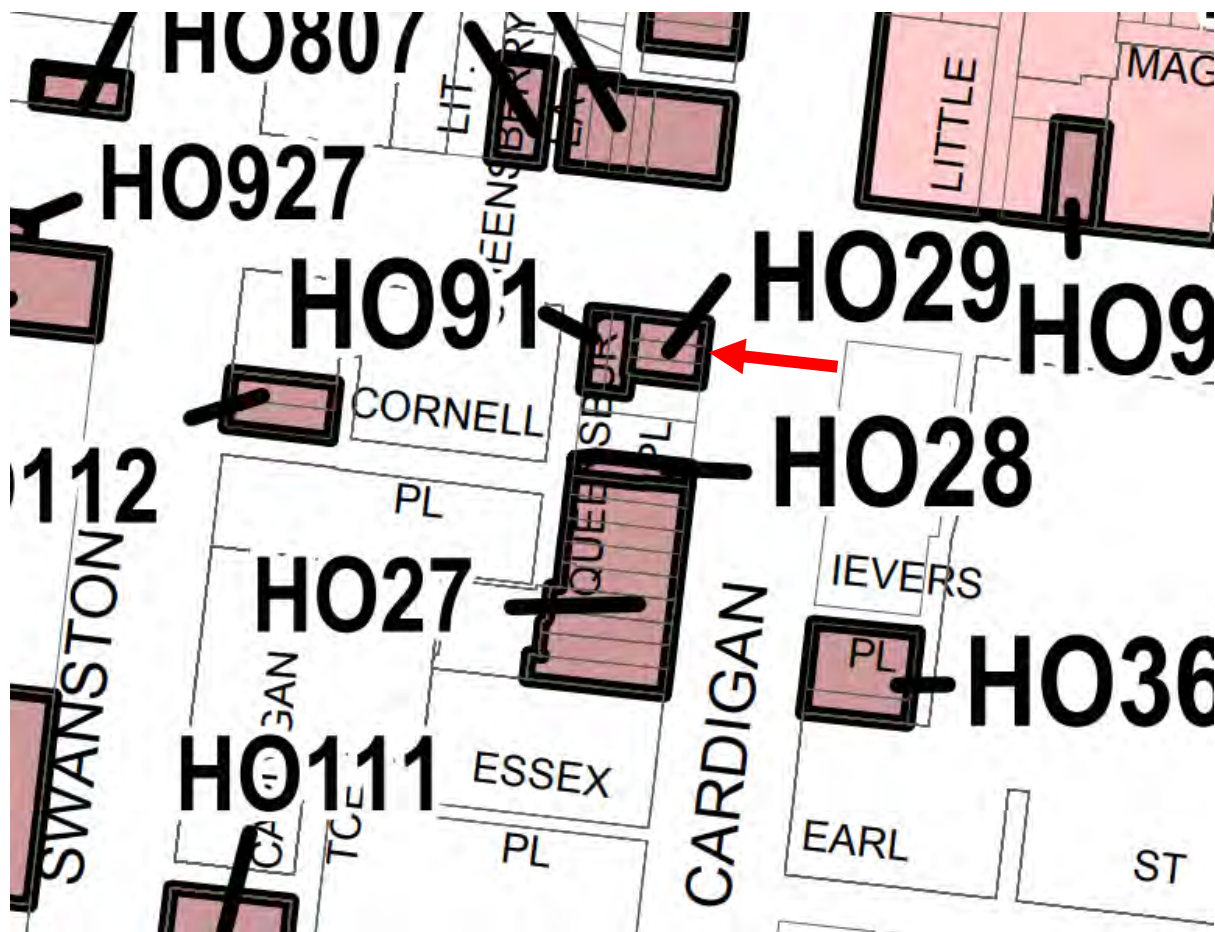


Figure 1 Detail of HO Map no. 5 with the subject site indicated
Source: Melbourne Planning Scheme

SUMMARY

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s of rendered masonry construction, are of historical and aesthetic significance. The group has a high degree of external intactness and integrity, and reads as a cohesive group of three building components.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, in the nineteenth century, a number of small retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops servicing the immediate surrounding area.

SITE HISTORY

The shop and residences at 83-87 Cardigan Street, Carlton were built in stages in the early 1900s.

In the nineteenth century, the site was occupied by timber buildings, including a single storey shop occupied by a furniture dealer to the corner of Cardigan and Queensberry streets (Figure 2). These buildings can be seen in the Melbourne Metropolitan Board of Works (MMBW) plans of the mid-1890s at Figure 3 and Figure 4 which show the buildings as having a smaller footprint than the existing buildings. The buildings to the west, at what was then 123-125 Queensberry Street, now 133-135 Queensberry Street, were also constructed of timber.

By the late 1890s, the site bound on three sides by Cardigan Street, Queensberry Street and Queensberry Place was owned by Alice Mills who replaced the timber buildings with more substantial brick structures.² In November 1899, Mills submitted a notice of intent to build to the City of Melbourne for the construction of a four-room house on Cardigan Street, to the south of Queensberry Street. This was the two-storey building at 83 Cardigan Street, which was completed in 1900, and while no architect was recorded, the building contractor was listed as a James McIndoe of Curtain Street.³ That year the building was described in the municipal rate books as a five, not four, room brick house valued at a net annual value (NAV) of £22.⁴

In September 1901, Mills advised the council of the construction of the pair of brick houses at 133-135 Queensberry Street (now the subject site). In November 1902, an additional notice of intent was submitted for two shops and dwellings at the corner of Cardigan and Queensberry streets. The building at 85 and 87 Cardigan Street was constructed by Richard Sprott, with no architect recorded.⁵ The 1904 rate books describe the completed buildings as a brick house at no. 85 valued at a NAV of £24 and a brick shop at no. 87 was valued at NAV £46.⁶ The corner shop was occupied by butcher William Whitfield.⁷

The Queensberry Street elevation of the buildings can be seen in a 1927 oblique aerial photograph (Figure 5). In this view, a separate entry to 87 Cardigan Street from Queensberry Street is evident. Whitfield continued to occupy the corner shop and residence until his death in the mid-1930s.⁸ Following his death it emerged in numerous newspaper reports that he had 'secretly' married the previous year, but had not included his new wife in his will.⁹ Although it appears to have continued as a butcher's premises during the mid-twentieth century, in the 1960s and 1970s, no. 87 was occupied by a hairdresser. Both nos 83 and 85 remained listed as residential in the directories through the twentieth century.¹⁰ The corner shop has been used as a café for much of the twenty-first century.



Figure 2 Timber shops at 85 and 87 Cardigan Street, photographed in c. 1875
Source: Charles Nettleton, photographer, H88.22/25, State Library of Victoria

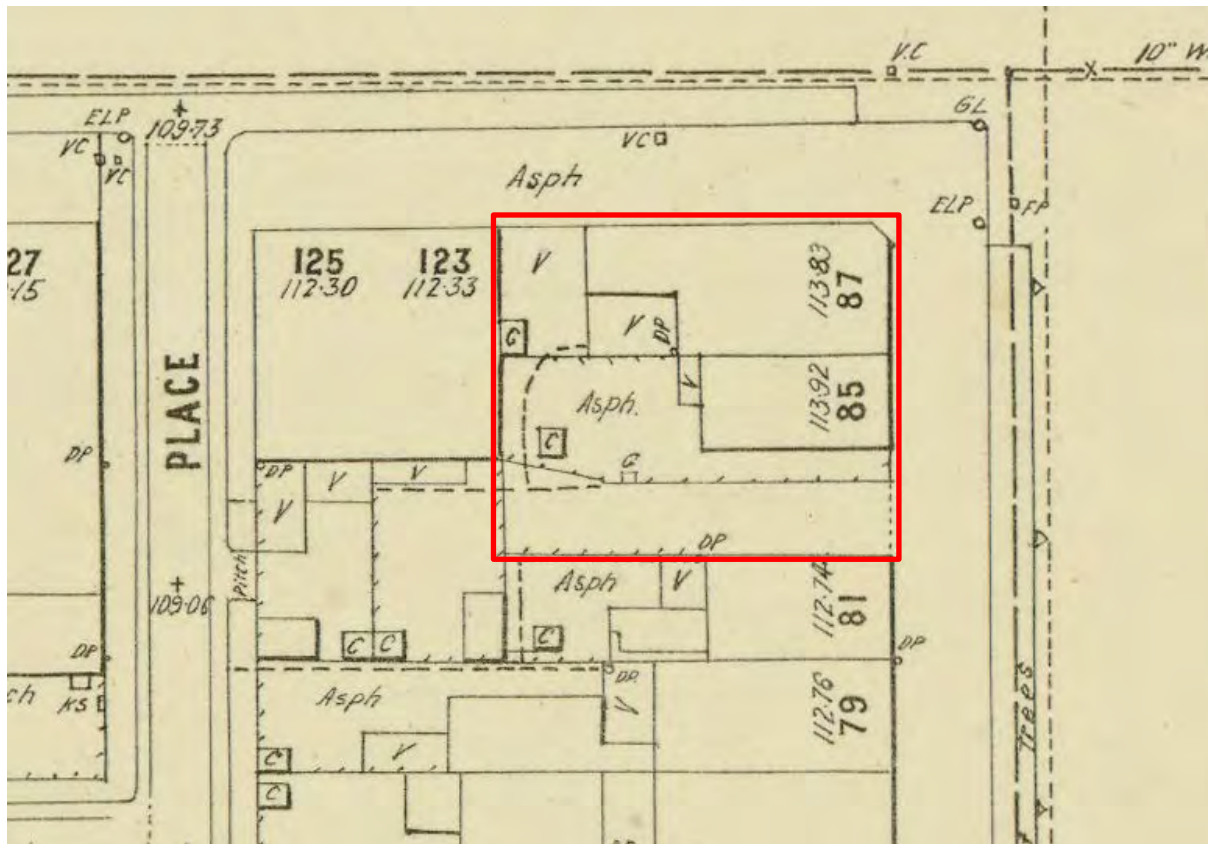


Figure 3 Melbourne and Metropolitan Board of Works Plan No. 1179 and 1180, 1896, with the subject site indicated
Source: State Library of Victoria

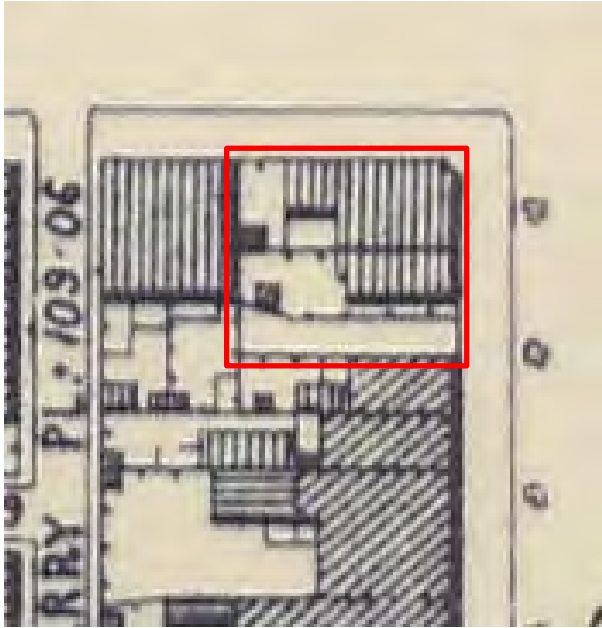


Figure 4 MMBW 160 feet to 1-inch plan, 1896, with subject site indicated. The vertical hatching indicates the buildings are constructed of timber
Source: State Library of Victoria



Figure 5 Oblique aerial view south over Carlton, with buildings at corner of Cardigan and Queensberry streets visible, 1927
Source: Airspy collection, H2501, State Library of Victoria

SITE DESCRIPTION

The two-storey group at 83-5 Cardigan Street comprise two residences and a shop at the intersection of Cardigan and Queensberry streets (Figure 6). The southernmost section of the group, to Cardigan Street, was constructed as a residence in 1900. Two additional shops and associated dwellings at the corner of Cardigan and Queensberry streets, were added in 1903. In terms of its architectural expression, the group is reasonably backward-looking, or 'old-fashioned' at the time of its construction, drawing inspiration from simple buildings

constructed before the Boom of the 1880s. Nonetheless, the works have been undertaken in a consistent style and the buildings read as a coherent and contemporary group.

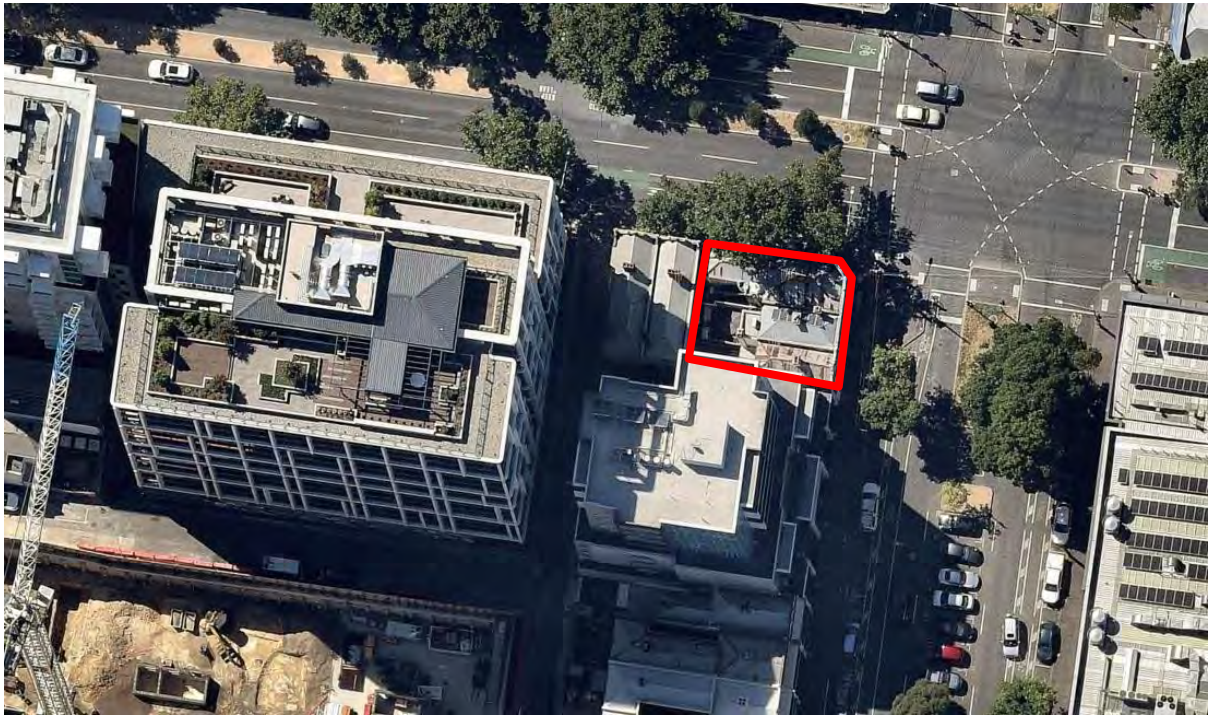


Figure 6 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 7 Northern façade of no. 87 Cardigan Street, Carlton
Source: Lovell Chen

The earliest building in the group, the early dwelling at no. 83 Cardigan Street, comprises a simple, two-storey residence in rendered masonry constructed to the street boundary. It incorporates straightforward fenestration consisting of a window and doorway at ground floor level and a central window at first floor level. Original door and window joinery largely survives throughout. While it was constructed before and independently of its neighbours to the north, its design incorporates rendered detailing - notably quoins to its southern end and an unusual frieze at first floor level - that would be 'completed' by the construction of the northern sections of the building. The parapet incorporates a central semi-circular pediment flanked by scrolls and incorporating the building's '1900' construction date in raised lettering.

To its north, the slightly later works adopt a similar form and expression. The two-storey shop to the corner takes a canted form with an entrance presenting to the intersection. Unusually, the wall above the entry incorporates no window or signage panel presenting a, more or less, blank wall to the intersection. The sides of the canted bay incorporate rendered quoins reflecting those to the southern end of the building. At parapet level, a second semi-circular pediment device presents to the intersection. This contains no date or signage - although this may have been removed. At ground floor level, the tall entrance bay is flanked by large shop windows which appear to be substantially unchanged from their appearance in 1927 (Figure 5). Original windows to a simple sliding sash design survive at first floor level. A residence at first floor level was accessed from an entry in Cardigan Street which retains original joinery. As second shop, to the west of the corner store, is more straightforward. It comprises simple, two-storey premises, originally with a residence above, constructed to the street boundary. As with the rest of the group, it is finished in rendered masonry. It incorporates straightforward fenestration consisting of a shopfront window and doorway at ground floor level and a pair of windows at first floor level. Original window joinery largely survives throughout although a modern door has been fitted at ground floor level. It is largely devoid of decorative detail incorporating quoins at its western end and a simple parapet.



Figure 8 Nos 83-87 Cardigan Street; Cardigan Street façade (at left); Queensberry Street facade (at right)
Source: Lovell Chen

INTEGRITY

A large verandah to the intersection visible in the image at Figure 5 has been removed, the building has been overpainted and some alterations to windows have occurred. Otherwise, the building survives in a high state of integrity.

COMPARATIVE ANALYSIS

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its crossroads, in the nineteenth century, a number of smaller retail centres developed around the suburb. This was typical of nineteenth century suburban development, with small collections of shops servicing the immediate area.

Sands & McDougall directories indicate that a number of groupings of service retailers had been established across the suburb by the early 1860s. The commercial thoroughfares appear to be well established along the north-south and east-west streets by this time, with Cardigan, Madeline (Swanston) and Leicester streets populated by numerous shops. This is possibly due to these streets' proximity to Elizabeth Street, which was the start of main route north from Melbourne and was already an established commercial street. Cardigan Street had a mixture of businesses including at least seven grocers, hairdressers, watchmaker, chemist, butcher, tailor and a hay and corn dealer. As a main east-west thoroughfare, Queensberry Street likewise had a diverse range of small retailers, including chemist, green grocers, photographer, butcher, baker and bootmaker.¹¹ Commercial precincts subsequently developed in Barkly and Lygon streets with a number of shops and hotels located around the intersection of Canning, Faraday and Barkly streets. The shorter or secondary streets tended to have food related shops, catering to the surrounding residences.

In terms of their form, the subject buildings are typical of historic retail development in Carlton. Sited strategically at the intersection of two busy streets, the building group demonstrates typical characteristics of early shops with attached residences. The premises are of two-storeys with a canted corner entry with large display windows to street frontages. Modest dwellings with separate entries are provided above the retail spaces. Shops of this kind were constructed in large numbers in Melbourne's inner suburbs through the later nineteenth century. The subject group, which dates from the early 1900s, is a reasonably late example of this kind of development. The shops were developed with a view to the sale of specific goods; the corner shop was occupied by butcher, William Whitfield, for over thirty years. However, it subsequently moved towards general trade, later serving as a milk bar, which was the more typical course of retail outlets of this kind.

A number of similar examples survive within Carlton, including within the Carlton Precinct HO1. The gradings of these buildings varies.

Some broadly comparable buildings in Carlton, which incorporated residences above or adjoining the commercial/retail use, include:

- 86-92 Queensberry Street, Carlton (HO1, Figure 9)
- 832 Swanston Street, Carlton (HO1, Figure 10)
- 76 Palmerston Street, Carlton (HO1, Figure 11)
- 30 Canning Street, Carlton (HO1, Figure 12)
- 52 Faraday Street, Carlton (HO1, Figure 13)
- 68 Barkly Street, Carlton (HO1, Figure 14)
- 332 Cardigan Street, Carlton (HO1, Figure 15)



Figure 9 86-92 Queensberry Street, Carlton (HO1)
Source: Google Streetview



Figure 10 832 Swanston Street, Carlton (HO1)
Source: Google Streetview



Figure 11 76 Palmerston Street, Carlton (HO1)
Source: Google Streetview



Figure 12 30 Canning Street, Carlton (HO1)
Source: Google Streetview



Figure 13 52 Faraday Street, Carlton (HO1)
Source: Google Streetview



Figure 14 68 Barkly Street, Carlton (HO1)
Source: Google Streetview



Figure 15 332 Cardigan Street, Carlton (HO1)
Source: Google Streetview

ASSESSMENT AGAINST CRITERIA

Yes	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 shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are significant.

HOW IT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The shops and residences at 83-87 Cardigan Street, Carlton, are of historical significance (Criterion A). The group of buildings, historically comprising residences and shops concentrated to the intersection of Cardigan and Queensberry streets, was constructed in stages between 1900 and 1904 by Alice Mills. The group replaced a suite of earlier and smaller timber buildings, following a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The

incorporation of residences into the commercial/retail buildings was also common, again emphasising an early and established local pattern. Notably, this combination of residential and commercial uses has continued within the group through to the present. The location of the group, at the corner of Cardigan and Queensberry streets, is also reflective of the historical situation whereby a number of smaller retail centres developed around Carlton in the nineteenth century, and were not just concentrated in Lygon Street and its crossroads. This was typical of nineteenth century urban development, with small collections of shops servicing their immediate areas.

The rendered masonry shops and residences at 83-87 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). Architecturally, the group has a simple form and expression, and limited detailing, drawing inspiration from simple buildings constructed before the Boom of the 1880s. Nevertheless, the staged construction achieved a consistent style and a high degree of visual uniformity, with the buildings reading as a coherent group with a 'completed' appearance. Of interest is the central semi-circular pediment incorporating the '1900' construction date for the earliest building in the group, at no. 83 Cardigan Street. The slightly later corner building repeated the semi-circular pediment device, although no date in raised lettering survives, if in fact it was included. The group is also noted for its approach to the prominent corner location, with the splayed entrance another element of the design which harked back to earlier times in Carlton.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

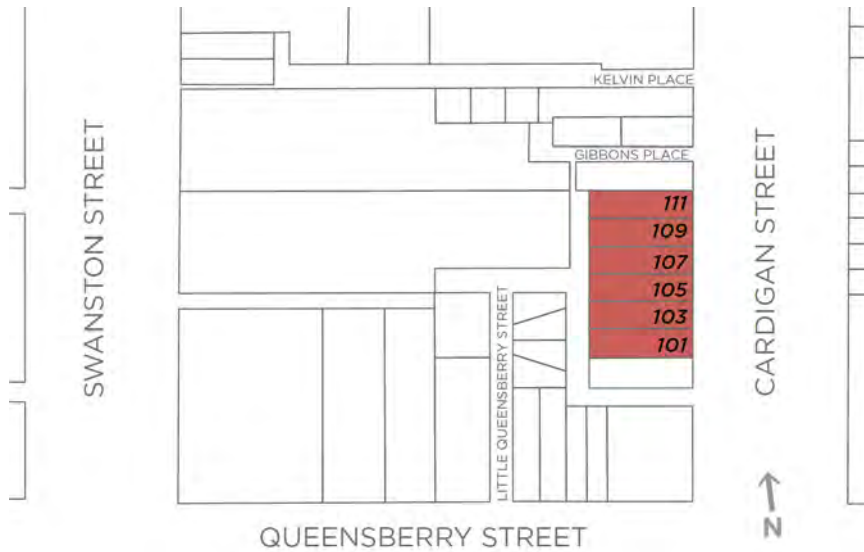
ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 City of Melbourne, rate books, Volume 35: 1899, Smith Ward, rate nos 917-919 and 2453-5454, VPRS 5708/P9, Public Record Office Victoria.
- 3 Melbourne City Council, notice of intent to build, no. 7709, 8 November 1899, via Miles Lewis Index, record no. 79853, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 25 September 2018.
- 4 City of Melbourne, rate books, Volume 36: 1900, Smith Ward, rate no. 901, VPRS 5708/P9, Public Record Office Victoria.
- 5 Melbourne City Council, notices of intent to build, no. 8404, 26 September 1901, record no. 8404 and no. 8862, 18 November 1902, record no. 79853, Miles Lewis Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 25 September 2018.
- 6 City of Melbourne, rate books, Volume 40: 1904, Smith Ward, rate nos. 880-881, VPRS 5708/P9, Public Record Office Victoria.
- 7 *Sands & McDougall* directory, 1905.
- 8 *Sands & McDougall* directory, 1905, 1935.
- 9 *Age*, 3 October 1936, p. 24; *Argus*, 31 October 1936, p. 26.
- 10 *Sands & McDougall* directory, 1945, 1950, 1960, 1974.
- 11 *Sands & McDougall* directory, 1862.

SITE NAME 101-111 CARDIGAN STREET, CARLTON

STREET ADDRESS 101 CARDIGAN STREET, 103 CARDIGAN STREET, 105 CARDIGAN STREET, 107 CARDIGAN STREET, 109 CARDIGAN STREET AND 111 CARDIGAN STREET, CARLTON

PROPERTY ID 101595, 101596, 101597, 101598, 101599, 101600



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE

C2

HERITAGE OVERLAY

H030

PROPOSED CATEGORY

SIGNIFICANT

PLACE TYPE

RESIDENTIAL
TERRACE ROW

**DESIGNER / ARCHITECT
/ ARTIST:**

NOT KNOWN

BUILDER:

NOT KNOWN

DESIGN PERIOD:

VICTORIAN PERIOD
(1851-1901)

**DATE OF CREATION /
MAJOR CONSTRUCTION:**

1857-8, 1890s

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: The existing extent of overlay is indicated at Figure 1.

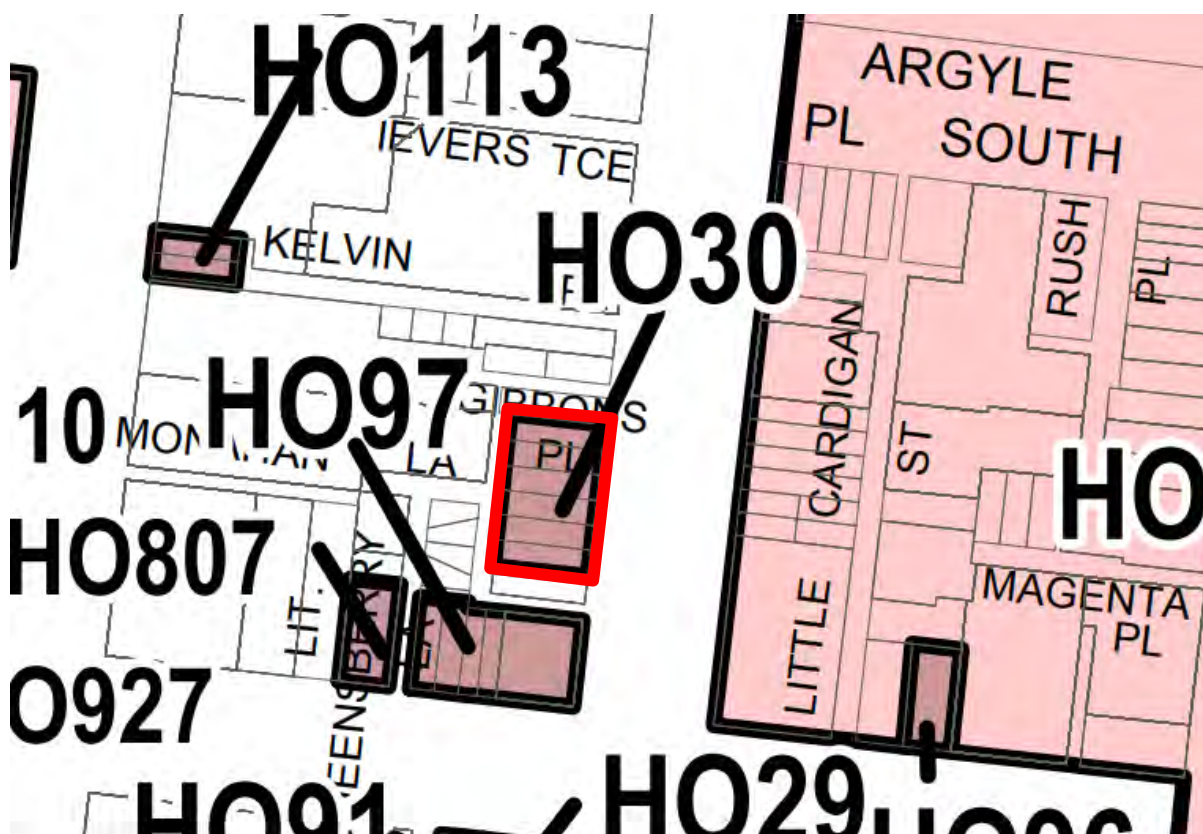


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO30)
Source: Melbourne Planning Scheme

SUMMARY

The terrace row of six attached, two-storey rendered Victorian dwellings at 101-111 Cardigan Street, Carlton, dates from 1857-8, with later works of the 1890s. It is of local historical (including rarity) and aesthetic significance, and unusually while retaining its early Georgian character (despite the Victorian date), it also demonstrates a later Italianate remodelling of note.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a

substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The row of six terrace houses at 101-111 Cardigan Street was originally constructed, it is believed in stages in 1857-8, for owner Patrick Costello.

The site was surveyed as Crown allotments 1 and 2 of Section 23 of Carlton, Parish of Melbourne North (Figure 2). Patrick Costello purchased allotment 1, at the corner of Queensberry and Cardigan streets in 1853, and the allotment to the north in 1854.²

As noted in the *Australian Dictionary of Biography*, Costello had arrived in Melbourne from Ireland in 1841 as an assisted migrant, establishing himself as a building contractor, as well as holding the licence for two hotels in the city. His fortunes improved significantly during the gold rush period, and he became involved in property, residing in a large residence in Drummond Street, Carlton. He became a Melbourne City councillor in 1855, and was elected to the seat of North Melbourne in the Legislative Assembly in 1861. After organising voter fraud in the seat of Mornington, he was expelled from parliament and imprisoned for 12 months. Following his release, he continued as a contractor, although his business suffered as a result of his incarceration and he was declared insolvent in 1863. His fortunes had recovered by the late nineteenth century, and he was elected to the North Melbourne City Council in the 1890s. His great-great grandson is former federal treasurer, Peter Costello.³

Although notice of intent to build has been identified for the terrace row on Cardigan Street, it appears that construction commenced in 1857. In that year Costello called for tenders for stone foundations of three houses, for 'a quantity of good bricks', and for the services of a carpenter.⁴ The call for labour for the foundations for three houses suggests the row was constructed in stages. A number of the houses were complete by early 1858 when Costello advertised to let two houses (nos 3 and 4) in Victoria Terrace, as the row was known.⁵ The houses at nos 5 and 6 were available in April, as was no. 2 in July.⁶

The houses are described in the 1862 rate books as four rooms with kitchen and room over, constructed of brick and valued at a net annual value (NAV) of £52.⁷ The kitchen and room over is likely a small rear wing, with the four main rooms comprising the front section. This configuration was typical of the 'two-up/two-down' terraced houses introduced to London in the 1630s,⁸ and which became a trademark of Georgian architecture through the eighteenth century. The typology reached mass popularity in the mid-nineteenth century when increased migration to British urban areas⁹ required large numbers of cheap houses to accommodate increased populations.

Two of the houses are noted as 'empty', and the numerous advertisements placed in newspapers by Costello in the late 1850s and early 1860s suggest he had some trouble finding tenants. Victoria Terrace was fully tenanted by 1863, when it remained in Costello's ownership.¹⁰ However, an indication of Costello's financial issues, ownership of the terrace had changed by the mid-1860s, with James Quirk listed in the rate books of 1866.¹¹ The terrace formed part of Costello's insolvency auction, and were described as:

Victoria Terrace, Cardigan Street, Carlton, having a frontage of 106 ft by a depth of 67 ft 6 in, with a right of way to the rear, on which are erected six brick two-storey cottages, for £2,425.¹²

The terrace remained as a leasing property through much of the nineteenth century, and by 1880 an agent 'Cass' was listed as the owner in the rate books.¹³ The terrace was also known in the 1880s and 1890s as San Francisco or Francisco Terrace.¹⁴ The row can be seen in a distant view from the Exhibition Building roof, in a photograph taken in the c. early 1880s (Figure 3). The building in this view has unpainted brickwork with a slate roof, and multipaned glass windows with stone lintels and sills. The 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan shows the footprint of the building, with each house including a small wing to the rear, and pitched yards (Figure 4).

The 1880s photograph shows the six houses with the same facades. Today, the central pair of dwellings is enlivened by Italianate detailing. The precise date of these works has not been established although it is likely that they date from c. 1890s. These changes to the terrace, however, are evident in an oblique aerial photograph of 1927 (Figure 5), including the elevated parapets to the central houses and the additions to the rear wings of the outer houses.

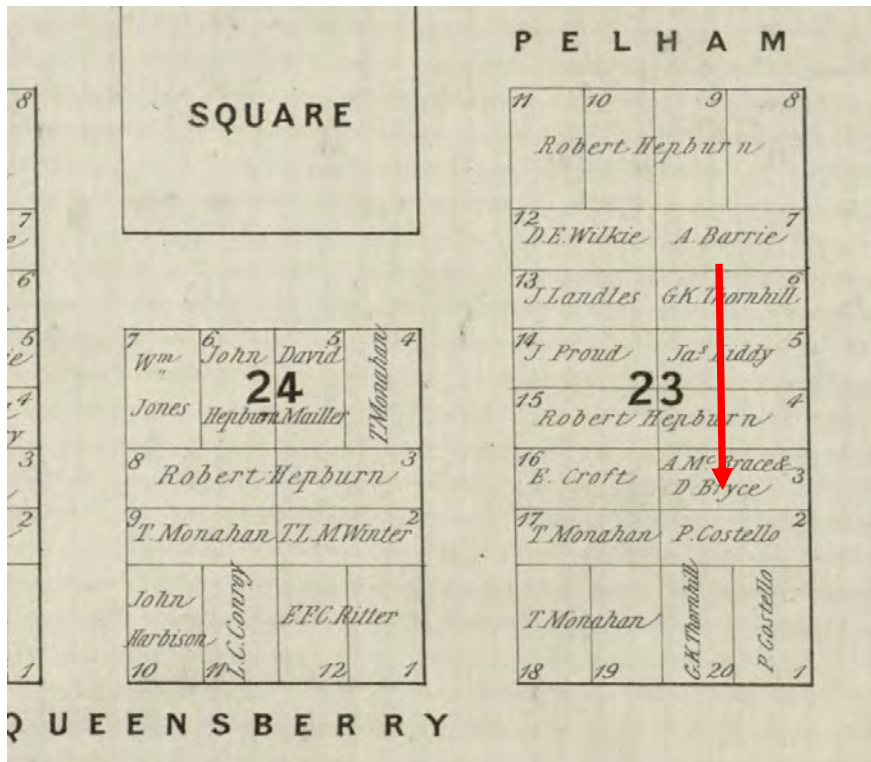


Figure 2 Detail of 'Plan of allotments at Carlton, Jika', 1864, with Patrick Costello's properties indicated
 Source: Department of Lands & Survey, State Library of Victoria



Figure 3 Distant view of terrace row, taken from roof of Exhibition Building, c. early 1880s
Source: Unknown photographer, H4570, State Library of Victoria

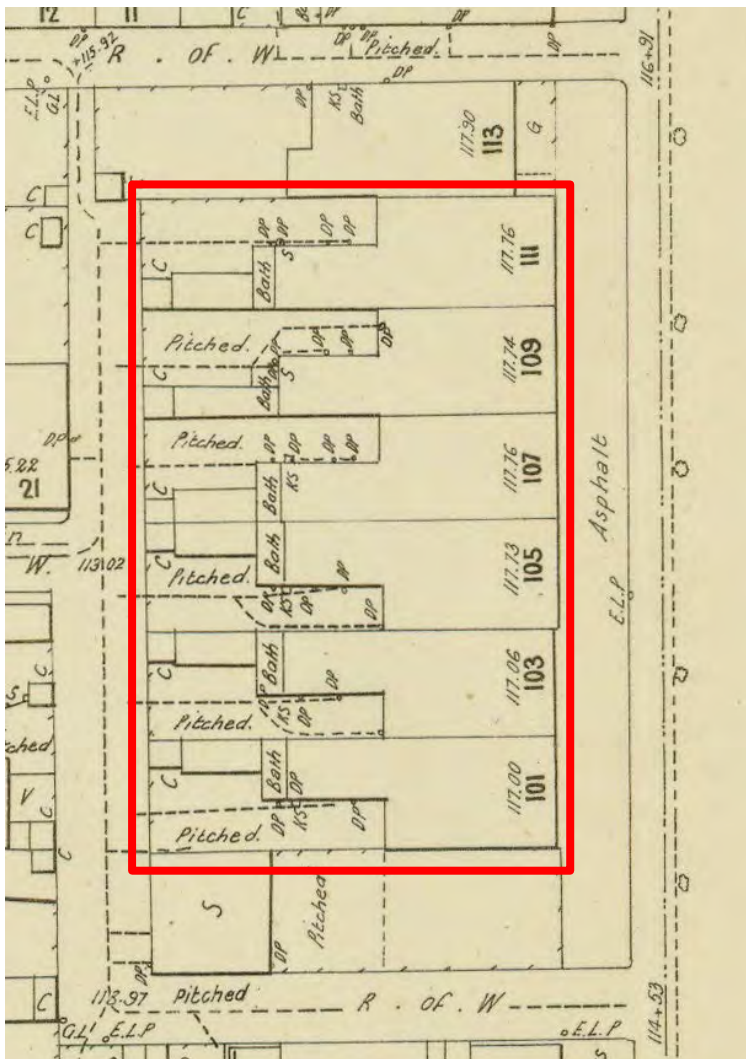


Figure 4 MMBW detail plan no. 1178, 1896, with subject site indicated
Source: State Library of Victoria



Figure 5 Airspy oblique view of Carlton, looking toward Melbourne, 1927, with subject building indicated
Source: Airspy, H2501, State Library of Victoria

SITE DESCRIPTION

The former Victoria Terrace comprises a row of six terrace houses constructed in stages in 1857-8, with later remodelling works of the 1890s (Figure 6).

The dwellings originally comprised two rooms at ground floor and two at first floor level with a further kitchen and a room above situated in a wing to the rear. The group was constructed of brick with rendered detailing. Facades to Cardigan Street were austere with simple punched openings for doors and windows. Render was limited to an unornamented cornice and parapet to windows heads. A door and small window opening were provided at ground floor level. Two more window openings were provided at first floor level.

The image at Figure 3 shows the joinery at first floor level comprising sliding sashes with multipaned windows in each sash. Ground floor windows presumably incorporated similar arrangements. These have typically been altered or replaced with sashes providing a single glazed panel. The ground floor window opening at no. 101 was enlarged and a new window introduced in the twentieth century. Openings to entries survive although doors and framing have typically been altered. Some original dentillated transoms above doors remain in place.

Unusually, the two central dwellings in the group were remodelled in c. 1890s to provide a Renaissance Revival centrepiece to the Georgian character of the group. This was achieved principally through the construction of a brickwork skin to the Cardigan Street façades of nos 105 and 107 and the application of rendered details to the newly-created facades. Moldings suggesting shallow wingwalls were introduced at party walls. Ground floor window openings were enlarged, and barley sugar columns introduced in the reveals. Similar decorative works were undertaken at first floor windows although the modest dimensions of the openings were not altered. Acanthus-leaf string courses integrating hood moldings at windows were applied at ground and first floor levels. At parapet level a dentillated cornice was constructed incorporating a triangular pediment capped with anthemions and flanked by scrolls. Simple orbs were introduced at either end of the parapet above the wingwalls. Broadly speaking, all of these elements survive in good condition. The rendered facades to the balance of the group are likely to derive from the same suite of works.



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

INTEGRITY

The substantial changes to the building made in c. 1890s have materially altered the original 1857-8 presentation and expression of the group. However the remodelled facades to nos 105 and 107 are of considerable age and contribute to the developmental history of the building. More broadly, the group was rendered as part of the c. 1890s works but has since been overpainted. This has frequently been carried out in contrasting colours emphasising the individual dwellings at the expense of the group. Window joinery has typically been altered in reasonably modest ways and new front doors and other joinery have been introduced. The former Victoria Terrace is a building which survives in a state of high integrity to its c. 1890s state but continues to usefully illustrate earlier building practice in Carlton.



Figure 7 Remodelled facades at nos 105-107 Cardigan Street (at left); 101-111 Cardigan Street viewed from the north

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.¹⁵ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.¹⁶

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.[6] During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. This particularly occurred in Carlton. Later, private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace* (Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. Similar examples survive in nearby suburbs such as East Melbourne and Parkville although few terrace rows survive in the CBD. The following examples (with two exceptions) are located within the current study area and are included in the HO:

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 8)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 9)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 10)
- 51-65 Cardigan Street, Carlton (1896-1900, HO27, Figure 11)
- Russell Terrace, 68-72 Victoria Street, Carlton (c.1871, HO118, Figure 12)
- 18-22 Cardigan Street (1874, HO35, Figure 13)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 14)
- Georges Terrace, 59-69 Cardigan Street (1905-6, HO27, Figure 15)
- Royal Terrace, 272-278 Faraday Street, Carlton (1875, HO56, Figure 16)

Buildings in this group generally form intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development. The group also illustrates the evolution of the terrace row typology retaining examples from the 1850s through to the Victorian survival designs of the early twentieth century.

Very early terrace rows at nos 101-111 Cardigan Street (1857-8, HO30) and Russell Terrace, 68-72 Victoria Street (c. 1871, Figure 12, HO118) take the form of rendered masonry buildings with little architectural adornment. Their architectural expression reflects their pre-Boom construction predating the proliferation of cast iron verandahs and florid rendered detail of the following decade. While somewhat altered, particularly in the case of the subject building, their early expression remains legible and the groups continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north. In conjunction with other terrace rows in this locale, they demonstrate the evolution of the terrace row as it became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in the inner suburbs, a relatively small proportion of the original stock of these buildings - particularly those pre-dating the Boom of the 1880s - survives and intact examples of this typology are, relatively speaking, rare.

While Victoria Terrace at nos 101-111 Cardigan Street was constructed in 1857-8 (with later remodelling), and Russell Terrace at nos 68-72 Victoria Street is substantially younger, dating from c. 1871, the two terrace rows are broadly comparable in that their Georgian character remains legible despite later changes. The earliest sections of the subject building remain legible as a survivor of early Carlton and embody, at least to its southern and northernmost dwellings, an architectural expression which disappeared during the 1880s Boom. However,

the remodelled facades at nos 105-107 Cardigan Street, adopt a more Italianate expression and illustrate the changes in architectural thought and fashion occurring through the 1880s. This mode of adaptation in which central elements have been altered, to create an ornamental centrepiece, is considered rare. Consequently, the terrace row at 101-111 Cardigan Street, survives as an unusual but instructive group. It informs an understanding of the development both of the area and of the development of the terrace type as a response to the pressure for accommodation on the City fringes while also illustrating the rapidly evolving tastes of late Victorian Melbourne.



Figure 8 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 9 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 10 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 11 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 12 Russell Terrace, 68-72 Victoria Street, Carlton (HO118)
Source: Lovell Chen



Figure 13 18-22 Cardigan Street, Carlton (HO35)
Source: Lovell Chen



Figure 14 Mary's Terrace, 50-6 Cardigan Street, Carlton (HO36)
Source: Victorian Heritage Database



Figure 15 George's Terrace, 59-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 16 Royal Terrace, 272-278 Faraday Street, Carlton (HO56)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	<p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p>
Yes	<p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p>
	<p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p>
	<p>CRITERION D</p>

	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
Yes	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 terrace row of six attached, two-storey Victorian dwellings at 101-111 Cardigan Street, Carlton, which dates from 1857-8, with 1890s works, is significant.

HOW IT IS SIGNIFICANT

The terrace row at 101-111 Cardigan Street, Carlton, is of local historical (including rarity) and aesthetic significance.

WHY IT IS SIGNIFICANT

The terrace row at 101-111 Cardigan Street, Carlton, built in stages in 1857-8 for owner, Patrick Costello, and later remodelled, is of historical significance (Criterion A) The row is associated with Costello who, after arriving from Ireland in 1841, had a colourful career in nineteenth century Melbourne being, respectively, a building contractor, hotel licensee, property developer, Melbourne City councillor, member of the Victorian Legislative Assembly, convicted criminal, bankrupt, and recovering in the late century to become a North Melbourne City Councillor. His great-great grandson is former Federal treasurer, Peter Costello. The terrace row is also significant for demonstrating the translation to Melbourne of the traditional 'two-up/two-down' terrace, as introduced to London in the 1630s and becoming a trademark of Georgian architecture through the eighteenth century. The row's construction in the 1850s is additionally associated with the very earliest phase of development in Carlton and is a rare remnant of the early terrace type which developed in response to the pressure for accommodation on the fringe of the city (Criterion B). That pressure was particularly strong in 1850s Melbourne, with a booming Gold Rush population.

The terrace row is also of aesthetic significance (Criterion E). While originally constructed of face brick with rendered detailing, and austere Georgian facades to Cardigan Street with simple punched openings for doors and windows, a remodelling of the group in the 1890s transformed its appearance, particularly that of the central pair. This included rendering over the entire group and, unusually and rarely, altering the two central dwellings to present as a more elaborately detailed Renaissance Revival centrepiece to the Georgian row. The

terrace survives in a state of high integrity to its c. 1890s state but continues, also, to illustrate its very early origins. The southern and northern ends of the row still demonstrate an architectural expression which disappeared during the 1880s Boom. Conversely, the remodelled facades of the central pair illustrate the changes in architectural thought and fashion occurring through the 1880s. Consequently, the terrace row survives as an unusual but instructive group. It informs both an understanding of the development of this area of Carlton in the 1850s, while also illustrating the rapidly evolving tastes of late Victorian Melbourne.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

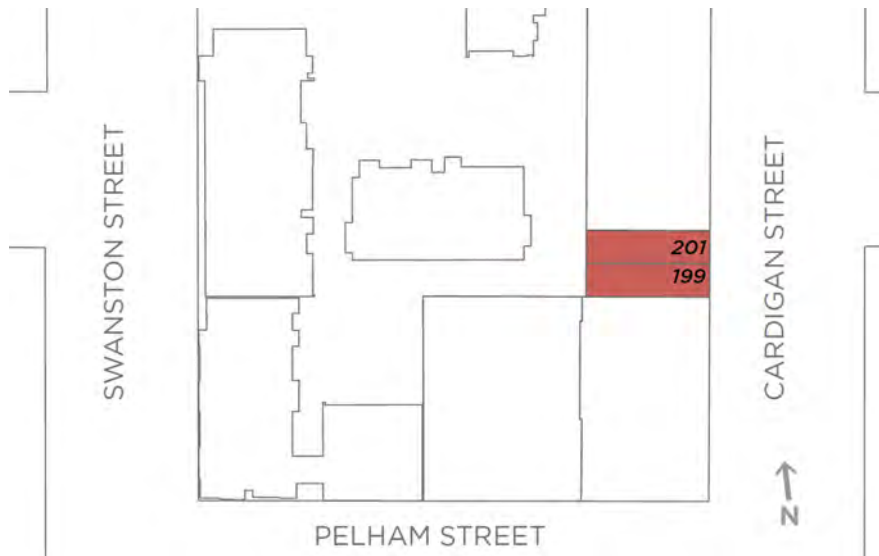
ENDNOTES

- ¹ *Sands & McDougall* directory, 1873.
- ² Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- ³ Geoff Browne and Jackie Cunningham, 'Costello, Patrick (1824–1896)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/costello-patrick-12861/text23223>, published first in hardcopy 2005, accessed online 5 October 2018.
- ⁴ *Age*, 8 August 1857, p.7, 28 August 1857, p. 1 and 12 September 1857, p. 1.
- ⁵ *Argus*, 22 March 1858, p. 8. The row was referred to as Victoria Terrace in a number of editions of the *Sands & McDougall* directory, including in 1870.
- ⁶ *Argus*, 14 April 1858, p. 8 and *Age*, 10 July 1858, p. 3.
- ⁷ City of Melbourne, rate books, Volume 2: 1862, Smith Ward, rate nos 1042-1047, VPRS 5708/P9, Public Record Office Victoria.
- ⁸ A Ravetz & R Turkington 2013, *The Place of Home: English Domestic Environments, 1914-2000*, 2013, p. 61.
- ⁹ David Eveleigh, *Victorian & Edwardian Services*, (Houses) 1850-1914, http://fet.uwe.ac.uk/conweb/house_ages/services/section1.htm, accessed on 15 October 2018.
- ¹⁰ City of Melbourne, rate books, Volume 3: 1863, Smith Ward, rate nos 886-891, VPRS 5708/P9, Public Record Office Victoria.
- ¹¹ City of Melbourne, rate books, Volume 5: 1866, Smith Ward, rate nos 936-941, VPRS 5708/P9, Public Record Office Victoria.
- ¹² *Argus*, 16 July 1864, p. 4.
- ¹³ City of Melbourne, rate books, Volume 19: 1880, Smith Ward, rate nos 1095-1099, VPRS 5708/P9, Public Record Office Victoria.
- ¹⁴ *Sands & McDougall* directory, 1885, 1890, 1895.
- ¹⁵ George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- ¹⁶ Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.

SITE NAME 199-201 CARDIGAN STREET, CARLTON

STREET ADDRESS 199 CARDIGAN STREET AND 201 CARDIGAN STREET, CARLTON, VIC 3053

PROPERTY ID 505263 AND 505264



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: ANITA BRADY

PREVIOUS GRADE	N/A	HERITAGE OVERLAY	HO32
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	PAIR OF DWELLINGS
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	A GOLDMAN
DESIGN PERIOD:	FEDERATION/EDWARDIAN PERIOD (1902-C.1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	1900-1919

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay. Update HO mapping to align with property boundaries.

Extent of overlay: the extent of overlay is indicated at Figure 1.

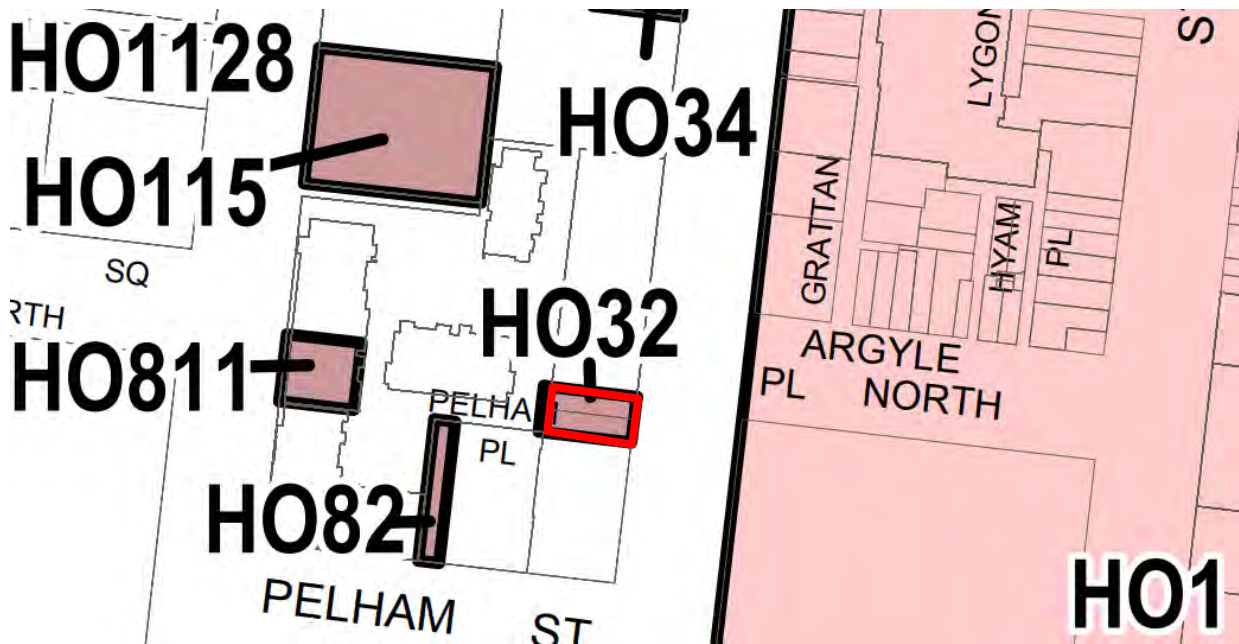


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO32)
Source: Melbourne Planning Scheme

SUMMARY

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, constructed in c. 1900-1901 and 1918-19 respectively, is of local historical and aesthetic significance. The pair display a reasonably high level of integrity and intactness, and architecturally are noted for their decorative detailing.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class

development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The subject pair of two-storey brick terrace houses were constructed in c. 1900-1901 and c. 1918-19 by owner and builder Abraham Goldman.

The subject site is located within Crown allotment 2, Section 32 of Carlton, purchased by R Sutherland in 1854.² By the 1890s, the site was occupied by two small timber cottages, as can be seen in the MMBW plan (Figure 2). This part of Carlton, located opposite Argyle Square, comprised mixed development at the end of the nineteenth century, including small timber residences located in laneways, the substantial brick clothing factory in Pelham Street and the Red Lion Hotel at the corner of Pelham and Cardigan streets.³

By 1900, Abraham Goldman owned and occupied a property to the east of the Red Lion Hotel, which comprised a brick and iron store and stable, along with a timber cottage in the lane of Mary Street to the north (the lane has subsequently been removed/built over).⁴ Goldman operated a smelting works from the property. An advertisement in the *Age* of 1901 called for 'zinc, lead, brass, copper, iron [etc.] highest cash prices given.'⁵ In 1900, Goldman submitted a notice of intent to build to the City of Melbourne for the construction of a house.⁶ This was for the construction of 199 Cardigan Street, which was completed by early 1902. The rate books of that year identify Goldman's property as a seven-roomed brick house, with a net annual value (NAV) of £70.⁷ The street address at this time was given as no. 195, with the next address as 203 Cardigan Street, at the corner of Mary Street.

Goldman appears to have been active in the growing Jewish community of Carlton, hosting a meeting of the 'newly formed Zionist Society' at his home in Cardigan Street, which was known as Avonleigh. He was voted president of the society at a meeting in March, 1902.⁸ Goldman also further developed his smelting works, constructing a brick warehouse in Mary Street in c. 1913.⁹ In 1915, Goldman submitted a further notice of intent to the City of Melbourne for a two-storey house and factory at 201 and 205 Cardigan Street.¹⁰ Goldman did not construct the buildings immediately, rather both the house and the brick factory first appear in the 1919 rate books. The house at 201 Cardigan, the pair to the earlier residence at no. 199, was also described as a brick house of eight rooms. Both residences were valued at a NAV of £60.¹¹ It appears the construction of the second residence was as an investment; by 1920, Goldman had relocated, and the terrace pair were occupied by tenants.¹²

Goldman died in 1923, and his estate identifies him having owned a number of properties in Carlton, including in Cardigan, Madeline (Swanston), Pelham, Bouverie Berkley streets and in Mary or Little Mary Street.¹³ The buildings continue to be occupied as residences. The factory constructed in 1919 is no longer part of the subject property.

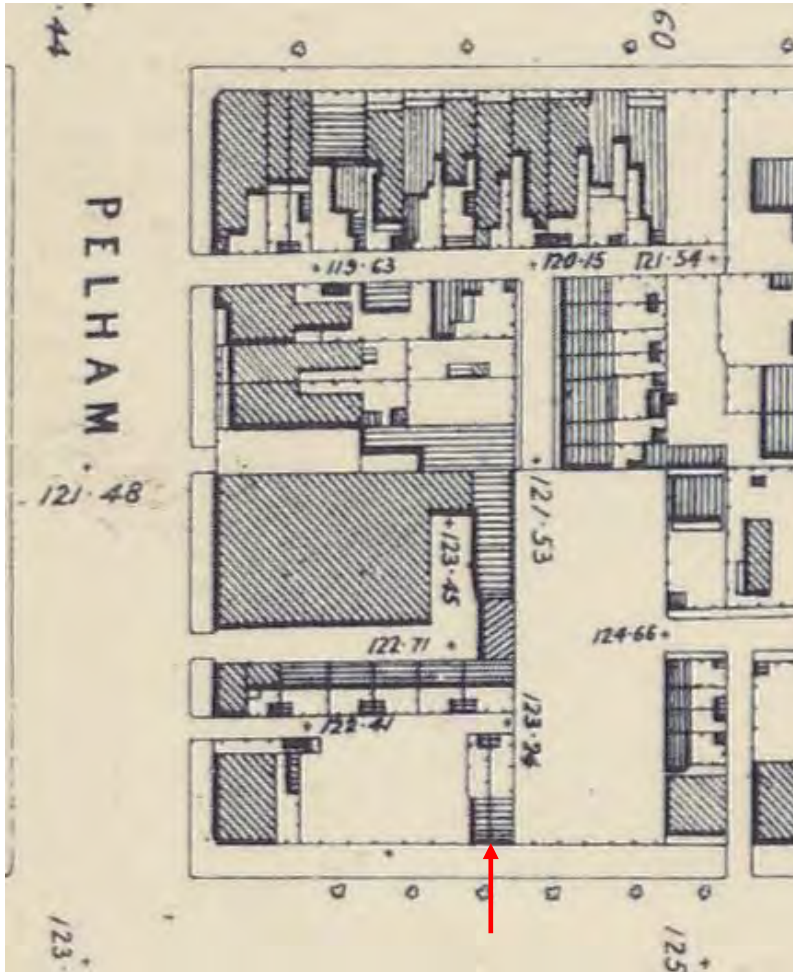


Figure 2 MMBW 160':1" plan no. 30, 1896, with subject site indicated. Mary Street is visible at the bottom right of the plan

Source: State Library of Victoria

SITE DESCRIPTION

Nos 199-201 Cardigan Street, Carlton comprises a semi-detached pair of two-storey dwellings in rendered brick constructed in c. 1900-1901 (no. 199) and c. 1918-19 (no. 201). Both dwellings retain original double-storey verandahs between wingwalls, enclosing small tiled aprons with balcony area above. Each verandah incorporates a cast iron column at its centre rising to deep filigree friezes. The first floor balustrades adopt a bellied profile in finely cast iron. Above, the verandah roofs adopt a convex profile.

At ground floor level, masonry walls extend from each wingwall to steel palisade fences along the street frontage to enclose a small garden area. Original fences both retain original cast iron gates. Ground floor canted bay windows project into the verandah apron. Original door and window joinery survives at ground and first floor levels.

The building is notable for its rendered detailing. Details to the lower section are reasonably conventional, largely confined to rendered string courses and hood moldings above ground floor windows. However detailing to upper sections of the wingwalls and at parapet level adopt an unconventional approach that incorporates some novel and possibly unique detailing. Each parapet incorporates a tall central pediment device flanked by pilasters rising to an unusual hybrid pediment in which a swan's neck (par enroulement) pediment supports a more traditional semicircular pediment above. These are flanked by balustrades comprising idiosyncratic

decorative panels comprising a series of tablets flanked by scrolls forming their lower sections with small stilted arcades above. These terminate at either end in short columns surmounted by urns draped in swags realised in cement render. Female mascarons are fixed to wingwalls and parapets.

It noted that the detailing varies slightly between the c. 1900-1901 and c. 1918-19 construction programmes. This may simply indicate that some moldings were discontinued in the 15-year period between the two building programmes. Some string course detailing is also awkwardly resolved and ornamentation to the parapet is novel but unsophisticated, consistent with the suggestion that the design is the work of an imaginative amateur rather than an experienced designer.

Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a, more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive.

Both dwellings survive to a high level of intactness and integrity to their original state although some spalling render and evidence of previous patching of render is evident. However, the key change relates to the northern wingwall of no. 201 and its adjacent garden boundary wall which have both been incorporated into a modern development to the north.



Figure Different building programs used slightly different parapet decoration (at left); parapet at no 199 (at right); note spalling render throughout



Figure 3 199-201 Cardigan Street and modern development to its north

INTEGRITY

Nos 199-201 Cardigan Street, Carlton, displays a reasonably high level of integrity and intactness, but appears to be in reasonably poor condition.

COMPARATIVE ANALYSIS

In England, suburban semi-detached houses first began to be planned systematically in late 18th century as a compromise between the terraced housing close to the city centre, and the detached 'villas' further out, where land was cheaper. Consequently, the earliest examples demonstrated a simple Georgian character, and some early examples survive in what are now the outer fringes of Central London. Developed from the turn of the nineteenth century, Blackheath, Chalk Farm and St John's Wood are among the areas considered to be the original home of the 'semi'.¹⁴ Sir John Summerson gave primacy to the Eyre Estate of St John's Wood noting that a plan for this dated 1794 survives, in which 'the whole development consists of pairs of semi-detached houses. So far as I know, this is the first recorded scheme of the kind'.

While the English middle classes gravitated towards this new building typology, a shift in the population from the impoverished country areas to London and larger regional towns was underway. Cities offered labourers housing in tenement blocks, rookeries and lodging houses and philanthropic societies turned their attention towards improved accommodation for the poor. In 1850, the Society for Improving the Condition of the Labouring Classes.¹⁵ published designs for semi-detached dwellings. Their 1850 publication, 'The Dwellings of the Labouring Classes', written by Henry Roberts, included plans for model semi-detached cottages for workers

in towns and the city. In 1866, the 'Metropolitan Association for Improving the Dwellings of the Industrious Classes', founded by Rev Henry Taylor, built Alexander Cottages at Beckenham in Kent, on land provided by the Duke of Westminster. This development grew to comprise 164 semi-detached pairs.¹⁶ Further north in the wool towns of Yorkshire, some mill owners built villages for their workers from c. 1850. Each incorporated a hierarchy of houses with long terraces for the worker, larger houses in shorter terraces for the overlookers, semi-detached houses for the junior managers, and detached houses for the elite.¹⁷

Consequently, grand semi-detached residences of the kind found in suburban London are rare in Victoria. Only two notable examples are included in the Victorian Heritage Register, namely, Leyton & Rochford in Geelong (Figure 4, VHR H0562, HO163) dating from c. 1850; and Urbrae in Richmond (Figure 5, VHR H0719, HO276) created through the remodelling and subdivision of an earlier building in c. 1900.

In Melbourne, architects, builders and developers often sought to produce less commodious variations on the English typology. Large numbers of these simpler examples are included in the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are included in the Carlton Precinct (HO1) which forms part of the current study area. Similar examples also survive in nearby suburbs such as East Melbourne, Fitzroy and Parkville, although few semi-detached pairs survive in the central city. The buildings noted below are typically contributory in terms of Melbourne's grading system:

- 46 Palmerston Street, Carlton (c. 1860s, HO1, Figure 6). Very modest single-storey bluestone pair - altered.
- 126 Station Street, Carlton (pre-1878, HO1, Figure 7). Very modest single-storey rendered pair.
- 82-4 Carlton Street, Carlton (c. 1860-1, HO1, Figure 8). Two-storey pair in bluestone and rendered brick with an unusual timber verandah.
- 26-8 Barkly Street, Carlton (1861-7, HO1, Figure 9). Modest single-storey rendered pair recalling Georgian antecedents.
- 38 Carlton Street, Carlton (HO1, Figure 10). Very simple two storey pair without verandahs.
- 134-6 Barkly Street Carlton (c. 1860s, HO1, Figure 11). Two-storey pair with unusual timber verandah.
- 36 Macarthur Place, Carlton (early Victorian, HO1, Figure 12). Unusual early two-storey example with single-storey verandah
- 860-4 Swanston Street (c. 1860s, HO1, Figure 13). Single-storey bluestone pair.
- 131 Barkly Street, Carlton (c.1870s, HO1, Figure 14). Single storey brick pair.
- 232-4 Faraday Street, Carlton (pre-1873, HO1, Figure 15). Single storey brick pair.
- 308 Cardigan Street (early Victorian, HO1, Figure 16). Unusual early two-storey example with single-storey verandah.

The following semi-detached pairs are located within the current study area, and have an individual Heritage Overlay listing:

- 133-5 Queensberry Street (Figure 17, 1885-6, HO36).
- 454-6 Swanston Street (Figure 18, c. 1876, HO113).
- 466 Swanston Street (Figure 19, 1900-3, HO111).

These latter semi-detached pairs are generally distinguished by their intactness and integrity to their early states.

Considered in the context of all of the buildings noted above, 199-201 Cardigan Street stands as an unusual example. On one hand, it comprises a straightforward two-storey pair in rendered brick. Both dwellings retain double-storey verandahs that became a popular adornment to terrace rows and semi-detached housing through the 1870s. Similar examples are extant at 82-4 Carlton Street and 454-6 Swanston Street. These pairs all retain cast iron verandahs and survive as representative examples of developments of this type. While rendered, semi-detached dwellings were reasonably commonplace in inner suburban Melbourne, only a small proportion of the

original stock of these building survives and intact examples demonstrating this character are, relatively speaking, rare.

However, the subject building stands apart from the buildings noted above for its rendered detailing. The form and character of ornamentation to its parapet are, at least, uncommon and may be unique within the local area. In post Boom-period Melbourne, the rules of terrace house façade design were well-understood and the form had largely become a builders' mode. Decorative elements could be bought 'off the shelf' and a professional result could be easily achieved. The facade of the subject building employs unconventional elements which produce a novel, if somewhat unsophisticated, outcome.



Figure 4 'Leyton' and 'Rochford' villas, 224 Moorabool Street, Geelong (H0562 and H0163)
Source: Victorian Heritage Database



Figure 5 Urbrae (H0719 and H0267), Richmond remodelled c. 1900
Source: Victorian Heritage Database



Figure 6 46 Palmerston Street, Carlton (HO1)
Source: Streetview



Figure 7 126 Station street, Carlton (HO1)
Source: Streetview



Figure 8 82-4 Carlton Street, Carlton (HO1)
Source: Streetview



Figure 9 26-8 Barkly Street, Carlton (HO1)
Source: Streetview



Figure 10 38 Carlton Street, Carlton (HO1)
Source: Streetview



Figure 11 134-6 Barkly Street, Carlton (HO1)
Source: Streetview

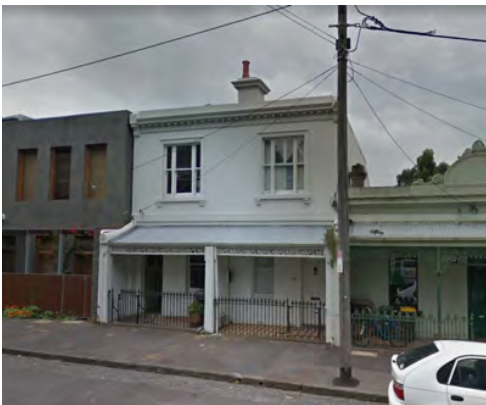


Figure 12 36 Macarthur Place North (HO1)
Source: Streetview



Figure 13 860-4 Swanston Street, Carlton (HO1)
Source: Real Estate View



Figure 14 131 Barkly Street, Carlton (HO1)
Source: Streetview



Figure 15 323-234 Faraday Street, Carlton (HO1)
Source: Streetview



Figure 16 308 Cardigan Street, Carlton (HO1)
Source: Streetview



Figure 17 133-5 Queensberry Street, Carlton (HO36)
Source: Lovell Chen



Figure 18 454-6 Swanston Street, Carlton (HO113)
Source: Lovell Chen



Figure 19 466 Swanston Street, Carlton (HO111)
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

Yes	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 two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, with no. 199 constructed in c. 1900-1901 and no. 201 in 1918-19, are significant.

HOW IT IS SIGNIFICANT

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, constructed in c. 1900-1901 and 1918-19 respectively, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The subject pair of two-storey brick dwellings, constructed in c. 1900-1901 and c. 1918-19 is of historical significance (Criterion A). When constructed, the dwellings were located in an area of Carlton characterised by mixed use development, which in turn was typical of parts of the suburb at the end of the nineteenth century. The owner and builder, Abraham Goldman, was apparently a local resident and businessman of some note,

owning several properties including residences and light industrial buildings in Carlton in the first decades of the twentieth century, including the subject pair. He was also active in the growing Jewish community of Carlton, hosting a meeting of the 'newly formed Zionist Society' at his home in Cardigan Street, and being voted president of the society in 1902. As a building, the subject semi-detached pair is directly associated with a housing type which originated in England in the late eighteenth century, and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs.

The semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, is also of aesthetic significance (Criterion E). While both dwellings adopt a reasonably straightforward double-storey and double-height verandah between wing walls form, and retain somewhat elaborate cast iron balustrades and friezes, it is the rendered detailing which distinguishes the pair. Details of note are especially prevalent to the upper parts of the building and include tall central pediments to the parapets, flanked by pilasters rising to a hybrid pediment in which a swan's neck (par enroulement) supports a more traditional semicircular pediment above; these are flanked by balustrades with idiosyncratic decorative panels with tablets, scrolls and small stilted arcades which terminate at either end in short columns surmounted by urns draped in swags; and female mascarons fixed to the wing walls and parapets. The varied detailing between the c. 1900-1901 and c. 1918-19 construction programmes also adds interest and intrigue. Comparatively, as a semi-detached pair, the subject dwellings are unusual in the Carlton context, not least of all for the rendered detailing and the uncommon and possibly unique form and treatment of the parapets.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

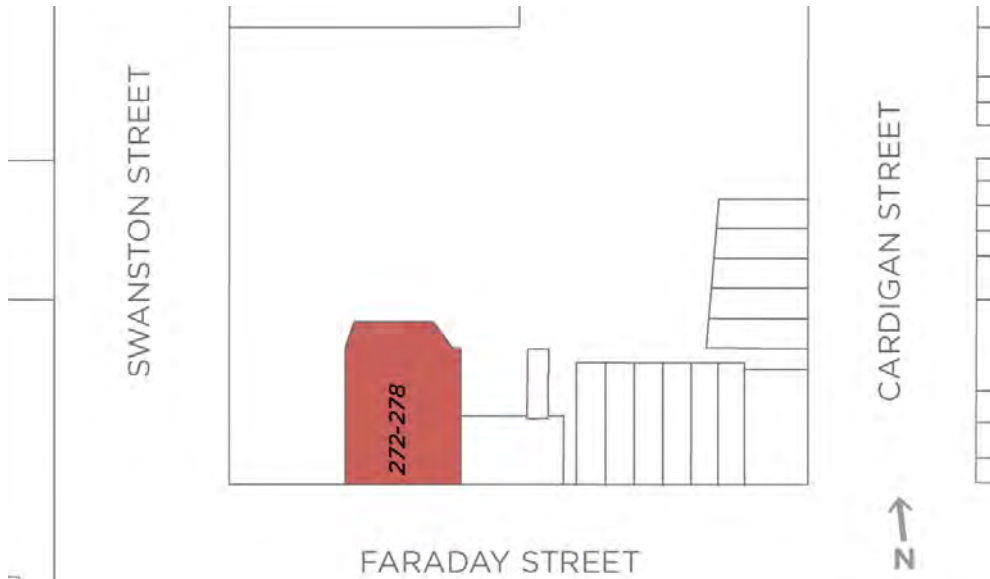
**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873
- 2 Plan of Carlton, Jika Jika, M314 (14), Melbourne Sheet 6, Put-away plan, Central Plan Office, Landata.
- 3 *Sands & McDougall* directory, 1895.
- 4 City of Melbourne, rate books, Volume 36: 1900, Smith Ward, rate nos 993 and 995, VPRS 5708/P9, Public Record Office Victoria.
- 5 *Age*, 29 June 1901, p. 7.
- 6 City of Melbourne, Notice of Intent to Build, no. 7815, 14 February 1900, via Miles Lewis Australian Architectural Index, record no. 79863, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 October 2018.
- 7 City of Melbourne, rate books, Volume 38: 1902, Smith Ward, rate no. 979, VPRS 5708/P9, Public Record Office Victoria.
- 8 *Hebrew Standard of Australasia*, 7 March 1902, p. 5.
- 9 City of Melbourne, Notice of Intent to Build, no. 4353, 16 September 1913, via Miles Lewis Australian Architectural Index, record no. 80467, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 October 2018.
- 10 City of Melbourne, Notice of Intent to Build, no. 5423, 16 February 1915, via Miles Lewis Australian Architectural Index, record no. 80555, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 October 2018.
- 11 City of Melbourne, rate books, Volume 55: 1919, Smith Ward, rate nos 883-885, VPRS 5708/P9, Public Record Office Victoria.
- 12 City of Melbourne, rate books, Volume 56: 1920, Smith Ward, rate nos 883-884, VPRS 5708/P9, Public Record Office Victoria.
- 13 Abraham Goldman, Probate and Administration file, 1923, VPRS 28/P3/1383, Item 192/496, Public Record Office Victoria.
- 14 Sir John Summerson, Georgian, pgs 159-160
- 15 University of West England, History of Council Housing, http://fet.uwe.ac.uk/conweb/house_ages/council_housing/print.htm, retrieved 21 October 2018
- 16 Pamela Lofthouse, The Development of English Semi-detached Dwellings During the Nineteenth Century, Papers from the Institute of Archaeology, <https://pia-journal.co.uk/articles/10.5334/pia.404/>, retrieved 17 October 2018.
- 17 Pamela Lofthouse, The Development of English Semi-detached Dwellings During the Nineteenth Century, Papers from the Institute of Archaeology, <https://pia-journal.co.uk/articles/10.5334/pia.404/>, retrieved 17 October 2018.

SITE NAME ROYAL TERRACE
STREET ADDRESS 272-278 FARADAY STREET, CARLTON
PROPERTY ID 591505



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	HO56
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	RESIDENTIAL TERRACE ROW
DESIGNER / ARCHITECT / ARTIST:	NOT KNOWN	BUILDER:	NOT KNOWN
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1875

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

It is recommended that the extent of the Heritage Overlay be amended to correct the mapping of HO56 as indicated at Figure 2.

Extent of overlay: The extent of the current Heritage Overlay (HO56) as currently mapped in the 5HO Map is shown at Figure 1. It is denoted as a circular area centred some metres to the east of 272-278 Faraday Street. This is incorrect. It is recommended that the map be amended to reflect the title boundaries of the subject site(s) and the mapping at Figure 2. The addressing of the building in the Schedule to the Heritage Overlay is correct and requires no adjustment.

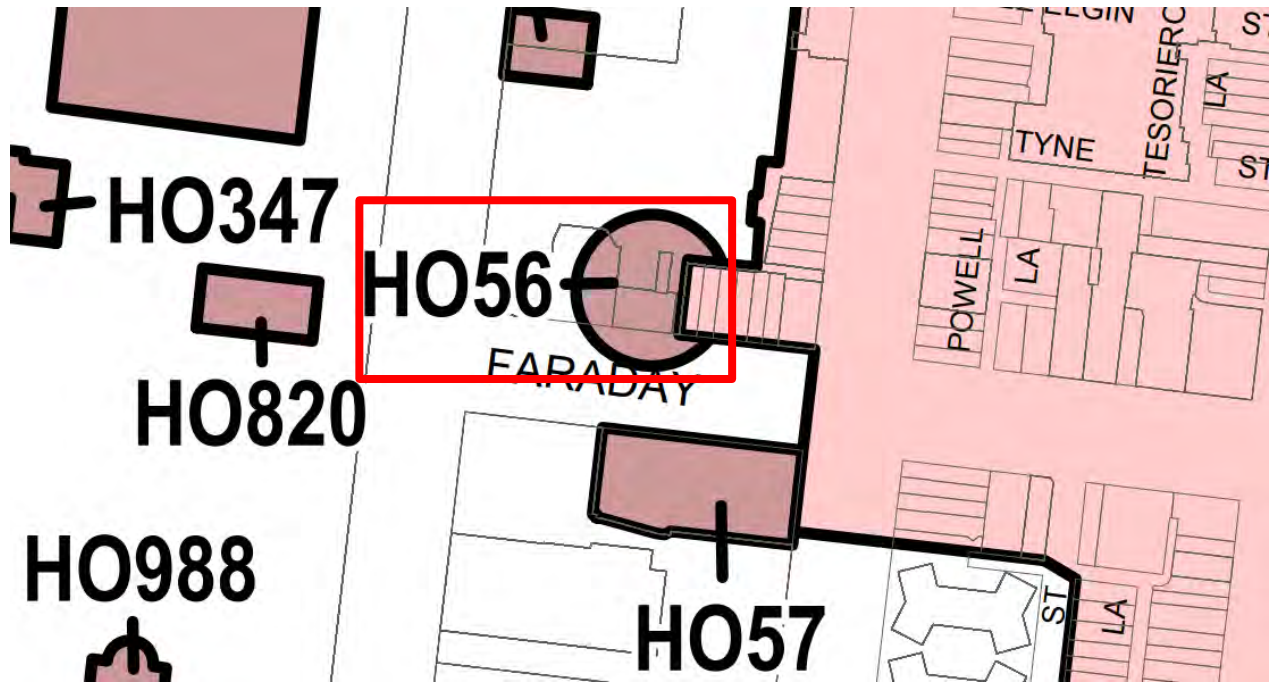


Figure 1 Detail of HO Map no. 5 with the current (incorrect) mapping of the subject site indicated (HO56)
Source: Melbourne Planning Scheme

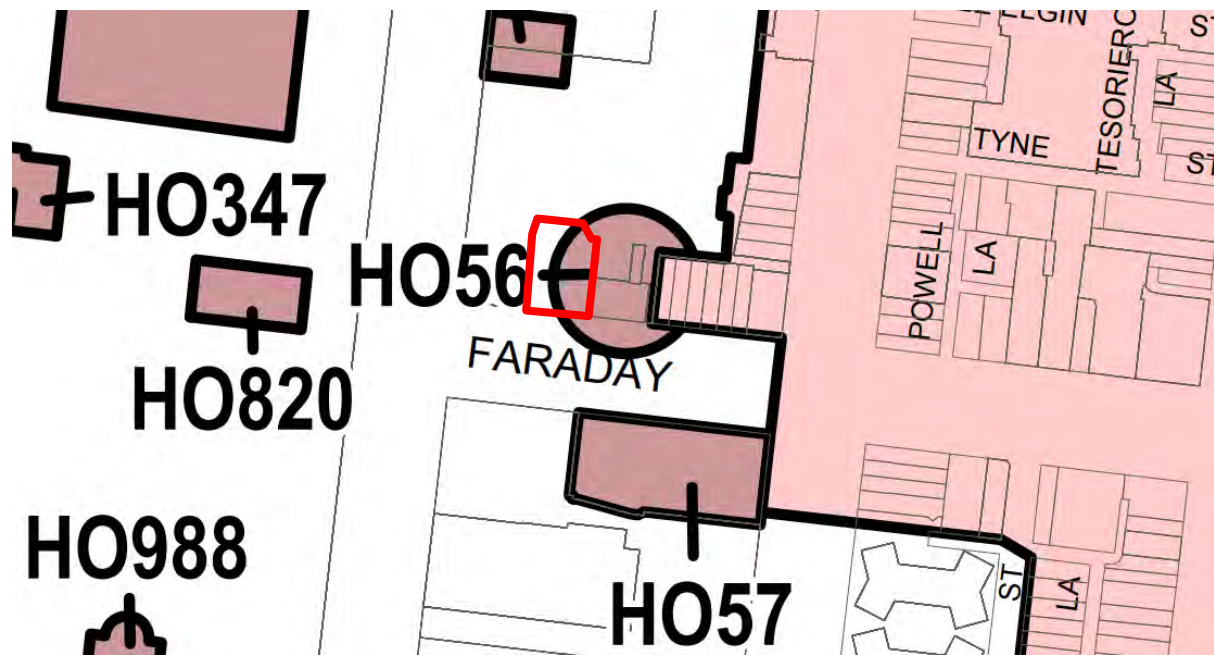


Figure 2 Detail of HO Map no. 5 with the recommended mapping of nos 272-278 Faraday Street indicated
Source: Melbourne Planning Scheme

SUMMARY

The brick terrace row at 272-278 Faraday Street, known as Royal Terrace and comprising four, two-storey dwellings, was constructed in 1875. It is of local historical and aesthetic significance, and historically represented a terrace row development on a somewhat grand scale. While works to the exterior have diminished the aesthetic significance, the early appearance of the group still remains legible. The uniform presentation of the group also reflects the single (University of Melbourne) ownership since the 1970s.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The brick terrace row at 272-278 Faraday Street comprises four, two-storey dwellings. It was constructed in 1875 for owners Gledhill & Co, estate agents. In 1875, Gledhill & Co lodged a notice of intent to build with the City of Melbourne for 'terrace of four houses' on Faraday Street, near Madeline Street (now Swanston Street).² No architect was listed as being associated with the design. Gledhill advertised for bricklayers for the four

houses in September 1875 and for cementing and plastering a terrace in November 1875, presumably for interior works or external detailing.³ The terrace row is first recorded in the municipal rate books of 1876, described as seven-roomed brick houses with bathroom, balcony and verandah, valued at a net annual value (NAV) of £60. The owner of the property was listed as Gledhill & King, with Emmanuel King having joined the agency.⁴ Royal Terrace, as it was known, was fully occupied by 1877, with the *Sands & McDougall* directory listing Mrs Steen, Ernest Henry, Thomas Parry and John H Fox in the residences.⁵ The 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan (Figure 3) shows the footprint of the row, with small garden setbacks and verandahs to the street. The site at no. 278 has an irregular rear yard to accommodate a right-of-way.

The City of Melbourne Building Application Index lists an application for alterations to convert the group from a Class IIA to a Class V building, in 1976, presumably reflecting the change from a residential use to one more suited to its occupation by the University of Melbourne. As discussed below, it is likely that these works included the alterations to the verandah and to rendered surfaces.⁶

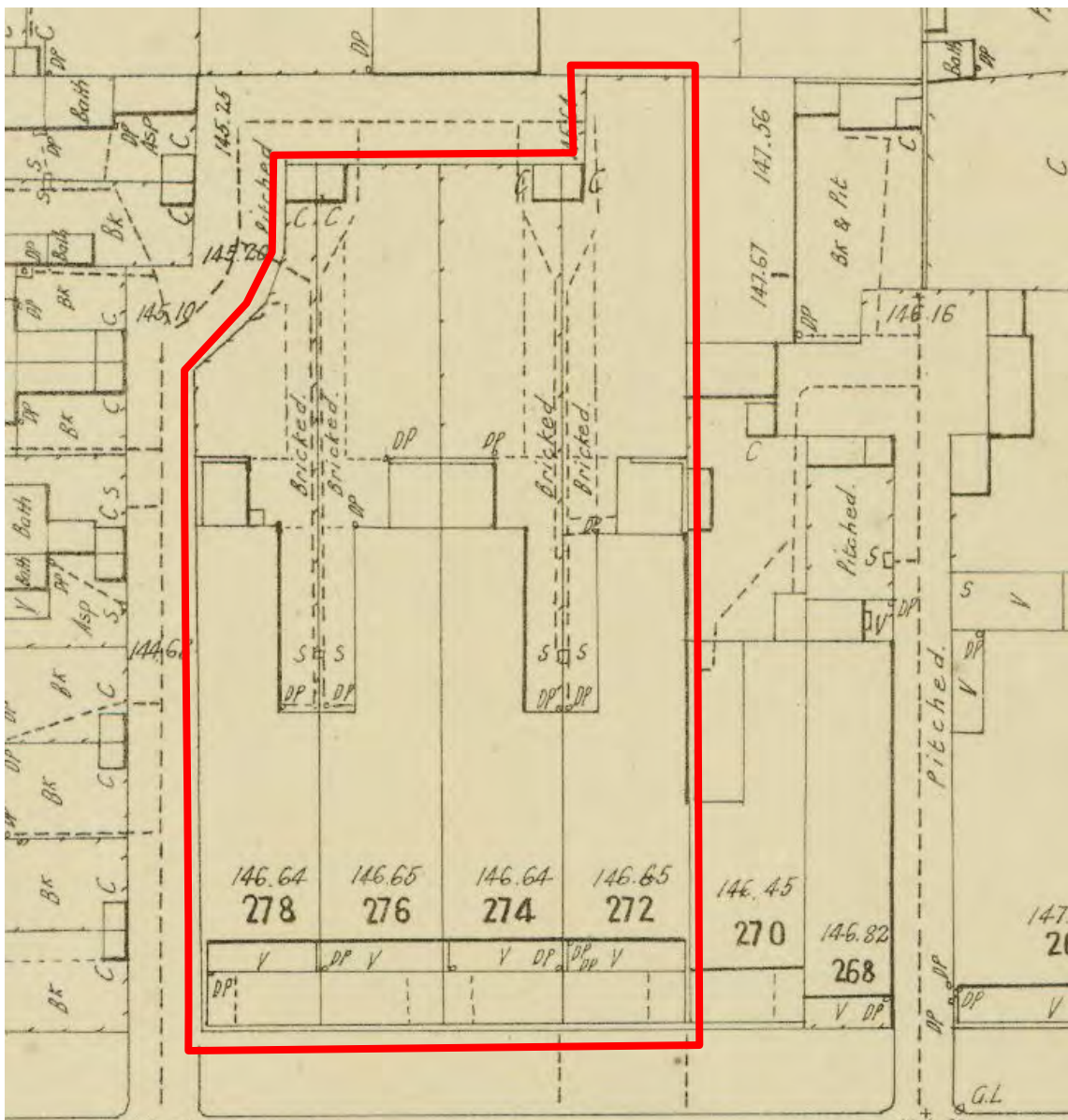


Figure 3 MMBW detail plan no. 1171, 1896, with subject site indicated
 Source: State Library of Victoria

SITE DESCRIPTION

The former Royal Terrace comprises a row of four, two-storey dwellings constructed in 1875 (Figure 4). Site inspection suggests that the group was the subject of a number of changes in c. 1976 as part of the adaptation of the building to a University of Melbourne use. While these works were generally undertaken in a sympathetic manner, inconsistencies between surviving original fabric and the later works and fabric suggest that the restoration was undertaken in an interpretative rather than a literal or more accurate manner.

The group comprises a straightforward terrace row in tuck-pointed red face brick. Dwellings are set behind small garden areas which have been redeveloped through the introduction of modern tiling and bluestone edging to verandah aprons. Original steel palisade fences and gates survive along the street boundary. Timber-framed, double-hung sash windows survive at ground and first floor level and some original entry doors appear to survive. Each residence retains a double-storey verandah set between wingwalls. These are particularly simple in form being unsupported between wingwalls with no central columns and with simple lacework friezes and balustrades. However, the floor framing of the verandah, and other timber detailing, are inconsistent with nineteenth-century precedents suggesting that the verandah was substantially rebuilt in c. 1976, and without precise regard to the original detailing. Cast iron to the verandahs also survives in unusually good condition supporting the view that these elements were also restored or rebuilt in c. 1976. Verandah roofs adopt a concave profile.

The rendered parapet incorporates limited rendered adornment in the form of lion's head masques to the parapet and floriated scrolls (Figure 5) to wingwalls. The rendered parapet incorporates the name, 'Royal Terrace' into a simple cornice. However, detailing to the lower sections of wingwalls and to fences at ground floor level is more stylised, drawing little from classical antecedents, and again more consistent with a c. 1976 construction date. Only those decorative elements to the upper sections of the façade date from the original construction of the building, with the lower sections being reasonably loose interpretations of the original rendered adornments.

Each dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two-storey service wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although original chimneys survive.

The building survives in good condition although a number of changes to rendered details and verandah elements have altered its appearance. A disabled access ramp has been constructed at no. 272 and a secondary balustrade has been introduced at first floor level to the rear of the cast iron and timber arrangement. While original gates and fences to the street survive, no other original fabric survives in front garden areas.



Figure 4 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 5 272-8 Faraday Street decorative (at left), original decorative details at parapet (at right)

INTEGRITY

While the form, massing and broad arrangement of individual building elements survives, changes to the verandah, front setback and decorative elements to ground floor level have produced an outcome of diminished integrity to its early state.

COMPARATIVE ANALYSIS

Terraced housing generally refers to continuous rows of attached dwellings designed in a uniform style. In Australia, these were constructed in large numbers during the Victorian period in the older, inner city areas of the major cities - particularly of Sydney and Melbourne.⁷ Terraced housing was introduced to Australia in the 19th century with designs based on those in London and Paris, where the style had emerged a century earlier.⁸

The earliest surviving terrace house in Melbourne is *Glass Terrace*, 72–74 Gertrude Street, Fitzroy (1853-54). *Royal Terrace* at 50–68 Nicholson Street Fitzroy, completed three years later is only slightly younger and is the oldest surviving complete row.

Through the early twentieth century, terraced housing fell out of favour with many – particularly modest single storey groups on small allotments – becoming slums. After WWI, some Melbourne Councils sought to ban them completely.^[6] During the 1920s, many larger terraced houses in Victoria were converted into flats and boarding houses. Although Melbourne retains a large number of heritage registered terraces, many rows were demolished as part of the Housing Commission of Victoria's slum reclamation programs to allow the construction of high-rise public housing during the 1950s and 60s. Later private development of walk-up flats and in-fill development further reduced the number of complete rows. As a result, streets and suburbs which contain intact rows of terraced housing are now fairly rare. Nonetheless, multi-storey terraced housing survives throughout Melbourne's inner north, particularly in East Melbourne, Carlton, North Melbourne, Fitzroy, Abbotsford, Brunswick and Parkville.

The Victorian Heritage Register (VHR) includes the following notable examples of terraced housing around Melbourne: *Tasma Terrace* (East Melbourne, 1878-1887), *Canterbury* (1878, East Melbourne) *Clarendon Terrace* (East Melbourne, 1856-7), *Burlington Terrace* (East Melbourne, 1866-1871), *Cypress Terrace* (East Melbourne, 1867), *Dorset Terrace* (East Melbourne, 1883), *Nepean Terrace* (East Melbourne, 1864) *Blanche Terrace* (Fitzroy, 1886-7), *Cobden Terrace*, Fitzroy, 1869-75), *Holyrood Terrace* (Fitzroy, 1874), *Rochester Terrace* (Albert Park, 1869-79), and the *Royal Terrace*, (Fitzroy, 1855-7), *Holcombe Terrace* (Figure 8, Carlton, 1884), *Denver Terrace* (Carlton, 1865-6), *Dalmeny House* (Carlton, 1888), *Marion Terrace* (St Kilda, 1883) and *Finn Barr* (South Melbourne, 1885). These include some of the longest and grandest multi-storey residential terrace rows in Australia.

However, terraced housing in Australia ranges from expensive middle-class dwellings of three to four-storeys to single-storey attached cottages in working-class suburbs. Through the second half of the nineteenth century, architects and capable builders designed shorter terrace rows, commonly in brick and often rendered in stucco. Large numbers of these simpler examples of the typology are included under the Heritage Overlay (HO) of Melbourne's inner-suburban planning schemes. The following examples are located within the current study area and are included in the HO.

- Cobden Terrace, 209-221 Gore Street, Fitzroy (1869-1875, HO161-HO167 – City of Yarra, Figure 6)
- Royal Terrace, 50-68 Nicholson Street, Fitzroy (1854, HO173 and HO183 – City of Yarra, Figure 7)
- Holcombe Terrace, 201-205 Drummond Street, Carlton (1884, HO1, Figure 8)
- 51-65 Cardigan Street Carlton (1896-1900, HO27, Figure 9)
- Russell Terrace, 68-72 Victoria Street, Carlton (c. 1871, HO118, Figure 10)
- 101-111 Cardigan Street, Carlton (c. 1857, HO30, Figure 11)
- Mary's Terrace, 50-56 Cardigan Street, Carlton (1885-6, HO36, Figure 12)
- Georges Terrace, 59-69 Cardigan Street, Carlton (1905-6, HO27, Figure 13)

- 18-22 Cardigan Street (1874, HO35, Figure 14)

Buildings in this group form largely-intact examples of the terrace row form. They are modest in term of their extent comprising 3-4 dwellings as opposed to those notable examples above which sometimes provided a dozen or more dwellings within a single terrace. Nonetheless, the buildings in the group are sufficient in terms of their extent to illustrate the subdivisional patterns and residential densities that were common in nineteenth century suburban development and the nature of more modest terrace row development.

Goad & Tibbetts note,

From the 1860s the extensive use of cement decoration and cast iron created an astonishing array of decorative designs and ... a distinctive Australian idiom of terrace housing was created. Significant parts of the building were enriched with cement decorations, especially around the parapet and to the wingwalls at points corresponding to floor and ceiling divisions, as well as around windows. Cast iron was used for verandah columns, balustrades and fencings as well as for decorative brackets or valences.

With the exception of the group at 101-111 Cardigan Street and Russell Terrace at 68-72 Victoria Street, buildings in the group typically retain cast iron verandahs and detailing that is representative of developments of this type. The examples above are distinguished by their intactness and integrity to their early states and their retention of cast iron verandahs and decorative elements in cement render. While the subject group in Faraday Street has been altered to the extent of its verandah detailing and the some rendered elements, its early appearance remains legible and the group continues to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne. While the terrace form is still considered to be reasonably commonplace in inner suburban Melbourne, a relatively small proportion of the original stock of these building survives and examples of this typology are, relatively speaking, reasonably rare.



Figure 6 Cobden Terrace, Fitzroy (H0152-8)
Source: Victorian Heritage Database



Figure 7 Royal Terrace, Fitzroy (H0172)
Source: Victorian Heritage Database



Figure 8 Holcombe Terrace, Carlton (HO1)
Source: Victorian Heritage Database



Figure 9 51-65 Cardigan Street, Carlton (HO27)
Source: Lovell Chen



Figure 10 Russell Terrace, 68-72 Victoria Street (HO118)
Source: Lovell Chen



Figure 11 101-111 Cardigan Street, Carlton (HO30)
Source: Lovell Chen



Figure 12 Mary's Terrace, 50-6 Cardigan Street,
Carlton (HO36)
Source: Lovell Chen



Figure 13 Georges Terrace, 59-65 Cardigan
Street, Carlton (HO27)
Source: Lovell Chen



Figure 14 18-22 Cardigan Street
Source: Lovell Chen

ASSESSMENT AGAINST CRITERIA

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

STATEMENT OF SIGNIFICANCE**WHAT IS SIGNIFICANT**

Royal Terrace at 272-278 Faraday Street, Carlton, comprising a row of four, two-storey dwellings constructed in 1875, is significant.

HOW IT IS SIGNIFICANT

Royal Terrace at 272-278 Faraday Street, Carlton, is of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The brick terrace row at 272-278 Faraday Street is of historical significance (Criterion A). The row was constructed in 1875 for owners Gledhill & Co, estate agents, and represented a terrace row development on a somewhat grander scale. The naming of the row as Royal Terrace, and their description in 1876 as seven-roomed brick houses emphasises this, as does their prominent form and parapets, and presentation to Faraday Street. Historically, their mid-1870s date also places them within the period of development which is

still comparatively early in Carlton, and they remain as significant evidence of nineteenth century residential development in this western section of Faraday Street.

The brick terrace row at 272-278 Faraday Street is also of aesthetic significance (Criterion E). While the works undertaken in 1976 diminished this significance to some extent, the buildings still demonstrably form a row of somewhat grander terraces. The uniform appearance, reinforced through the long-term single (University) ownership, is also of some note and enhances this aspect of significance. The early appearance of the group remains legible, and the former dwellings continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north, and the terrace row became a distinctive vernacular building type.

RECOMMENDATIONS

Amend the Heritage Overlay mapping and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 City of Melbourne, notice of intent to build, no. 6449, 24 August 1875, via Miles Lewis, Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 6 September 2018.
- 3 *Argus*, 14 September 1875, p. 3 and 8 November 1875, p. 3.
- 4 City of Melbourne, rate books, Volume 15: 1876, Victoria Ward, rate nos 1354-1357, VPRS 5708/P9, Public Record Office Victoria.
- 5 *Sands & McDougall* directory, 1877.
- 6 City of Melbourne, Building Application Index, 272-284 Faraday Street, Carlton, BA 46465, 3 February 1976, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 7 George Tibbetts and Phillip Goad, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, pp. 695-8.
- 8 Ian Stapleton and Maisy Stapleton, *Australian House Styles*, Flannel Flower Press, Mullumbimby, NSW. 1997, pp. 51-52.

SITE NAME	CARLTON UNION HOTELS PRECINCT
STREET ADDRESS	1-7 LYGON STREET, 9 LYGON STREET, 11 LYGON STREET, 13-15 LYGON STREET, 17-25 LYGON STREET AND 27-31 LYGON STREET, CARLTON, VIC 3053
PROPERTY ID	106076, 106077, 106078, 106079, 106080 AND 106081



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE	1-7 – D2 9- C2 15 – D2 27-31 – D2	HERITAGE OVERLAY	HO64
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	COMMERCIAL BUILDINGS
DESIGNER / ARCHITECT / ARTIST:	VARIOUS	BUILDER:	VARIOUS
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	VARIOUS, 1870 ONWARDS

SUMMARY

The Carlton Union Hotels Precinct (HO64), being 1-37 Lygon Street, is of historical and aesthetic significance. It incorporates significant and contributory development from the 1870s, including buildings which are distinguished architecturally, as well as buildings associated with the trade union and labour movement, reflecting the proximity to Trades Hall on the opposite side of the street.

The Carlton Union Hotels Precinct is of historical significance for the mixed use character of the street is typical of development to the original main streets of Carlton. It is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street.

The Carlton Union Hotels Precinct is of aesthetic significance. While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. The local hotel, or pub, often provided space whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. The larger hotels, generally at the south of the suburb or on main thoroughfares, also provided accommodation. Lygon Street, developed as the suburb's retail centre, providing a broader range of shops, and catering for the whole of the suburb.

SITE HISTORY

The row of properties along the western side of Lygon Street between Victoria and Earl streets, as included in HO64 Carlton Union Hotels Precinct, was sold as Crown allotments 1, 2 and 3 of Section 17, in the Parish of Jika Jika, as part of the earliest land sales of Carlton. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton.² The three Crown allotments were purchased in 1853 by R Dalzell.³ In 1858, four allotments on the opposite side of Lygon Street were reserved as a site 'for the erection of a Trades Hall.'⁴

By the early 1860s, buildings had been constructed at the northern end of Dalzell's allotments. The Lygon Hotel (later replaced by the current John Curtin Hotel) opened in c. 1859-60, with Michael O'Meara the first licensee, and the 1859 *Sands & McDougall directory* listing the site at the corner of Earl Street as 'hotel erecting'.⁵ The 1862 *Sands & McDougall directory* indicates other early occupants of the street, including a John Reilly at 9 Lygon Street.⁶ An 1866 plan by H L Cox (Figure 2) shows the development to Earl Street, with the southern end of the area now included in HO64 shown as vacant. The Dover Hotel (later altered and extended to be the current building) at the corner of Victoria Street was opened subsequent to this in 1870, with a notice of application for a publican's licence by Sarah Uggles posted in the *Australasian* in February 1870:

... for a house situate [at the] corner of Lygon and Victoria streets, containing three bedrooms and two sittingrooms exclusive of those required for my family ... proposed sign, 'Dover Hotel'.⁷

The municipal rate books of 1870 describe the buildings on Lygon Street between Victoria and Earl streets. Starting at the southern end of the street, the Dover Hotel was listed as a brick hotel of six rooms with bar,

kitchen and cellar, valued at a net annual value (NAV) of £84. Adjacent to the hotel to the north were two brick houses owned by Richard Bool; a seven-roomed brick house owned by John Barthold; two sets of wood houses each owned by John Reilly and George Rigg; a brick and stone house owned and occupied by Dr Daniel; a five-room wood house owned by Roger Cusack and a brick house of four rooms owned by Henry Miller. Miller also owned the Lygon Hotel, described at this time as a brick hotel of seven rooms, with bar, cellar and stables, valued at a NAV of £110.⁸

In 1880, a tender notice was placed in the *Argus* for 'additions, repairs, painting etc to Lygon Hotel and adjoining house', with George Wharton noted as the architect.⁹ This section of Lygon Street remained residential and bookended by the two hotels in 1880, but by 1890, some commercial development had begun to appear.¹⁰ The rate books of that year list a wood shop owned and occupied by John Reilly at no. 13 Lygon Street and a brick shop and wood house of 10 rooms at no. 21 Lygon Street. The Lygon Hotel, following works of the early 1880s, was described as being of 13 rooms, with a NAV of £190. Likewise, works had been undertaken at the Dover Hotel, which was also described as being of 13 rooms, an increase of seven rooms, and also comprising offices.¹¹



Figure 2 Detail of H L Cox plan, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1866, with small building on Crown allotments 2 and 3 indicated
Source: State Library of Victoria

In 1892, a two-storey shop was constructed at 9 Lygon Street for Marion Rosenthal, designed by architect George de Lacey Evans and built by John Bailey of Bouverie Street.¹² Rosenthal owned and occupied a brick house of 9 rooms at the adjacent site at 11 Lygon Street.¹³ The new building was described in the rate books of 1893 as a brick shop of five rooms, valued at a NAV of £65, occupied by Charles Davis.¹⁴ In 1895, F Webb, a glass riveter, was listed as occupying the shop.¹⁵

The row of buildings can be seen on the Melbourne and Metropolitan Board of Works (MMBW) detail and 160':1" plans of 1896 (Figure 3-Figure 4). By this date, most of the buildings were of brick or stone, with only nos 13-15 and no. 25 remaining as timber buildings. The detail plan at Figure 3 shows in-go doorways at a number of the shops on the street, including at the newly constructed shop at 9 Lygon Street.

In 1896, a notice of intent to build was submitted to the City of Melbourne for the construction of a house in Lygon Street, on the site owned by John Reilly at 13-15 Reilly Street. The architects were listed as Reed, Smart & Tappin, with William Davison listed as the builder.¹⁶ The rate books of 1897 describe the site as a brick shop, rather than house, with workshop and shed, valued at a NAV of £68.¹⁷ The building replaced the timber shop

shown on the MMBW plans. Although having lived in Carlton from as early as the 1860s, Reilly appears to have had agricultural interests and was described in the *Weekly Times* of 28 March 1908 as 'the inventor of several classes of fences, which are claimed to be proof against fire, rabbits [and] vermin'.¹⁸ The 1900 edition of the *Sands & McDougall directory* lists Reilly as a tinsmith.¹⁹

Both hotels underwent changes in the early part of the twentieth century, likely due to the increased regulation of licensed premises and the impact of closures of hotels by the Licences Reduction Board, established in 1906.²⁰ Many inner city and suburban hotels were closed, upgraded or rebuilt in this period in an effort to reduce the number of operating pubs, and to improve standards for public health and alcohol consumption. In 1915, an application was made to the City of Melbourne for the construction of a two-storey brick hotel, designed by Billing Peck & Kempter, by builders Seccull Bros of Northcote.²¹ The hotel by this date was owned by Carlton & United Breweries (CUB). In this period, CUB dominated the beer trade, tying numerous hotels to its products and owning an increasing number of venues.²² In the mid-1920s, alterations and additions were undertaken to the Dover Hotel, which appear to have extended the building north along Lygon Street, replacing the building at 7 Lygon Street. The 1927 rate books list the Dover Hotel at 1/7 Lygon Street, and it was valued at a NAV of £675.²³

The two hotels were patronised by the various trade unions, with the growing union movement and Trades Hall building located directly opposite. The proprietors of each hotel were seen as supporters of the trade union movement, with an obituary of Mrs A Lynch of the Dover Hotel, remembered as a 'mother, friend and staunch supporter of countless Labor men'.²⁴ The *Labor Call* also advised in 1910 that the new 'host' at the Lygon Hotel, Michael Collins, had taken 'a very active part in Labor matters' in Western Australia.²⁵ Collins also placed an advertisement in a Ballarat newspaper calling on workers to visit his hotel (Figure 5). Presentations, commemorations and meetings were held at the hotels, and visiting unionists were accommodated there. The annual event held by the Operative Masons to entertain the Pioneers of the Eight Hours Movement was held at the Lygon Hotel, while the annual dinner of the Hospital Employee's Federation was held at the Dover Hotel in the 1930s.²⁶ The patronage of both hotels became even more highly politicised in the mid-twentieth century, with academic Gordon McCaskie noting that each hotel was frequented by factions in the union movement: 'the left drank at the Dover, the right at [the Lygon Hotel]'.²⁷ The Lygon Hotel was renamed the John Curtin Hotel in c. 1970, after the former Australian prime minister and leader of the Labor Party. The Dover Hotel was closed in 1980, and remodelled as offices, resulting in the John Curtin Hotel becoming the main union hotel.²⁸ The latter hotel was also associated with performances of the 'Stray Blacks', a band comprising Aboriginal members who were otherwise barred from playing in a number of other hotels. They have been described as 'an institution' at Aboriginal cabarets and at the John Curtin Hotel.²⁹

Further demonstrating the connection with Trades Hall opposite, in the 1950s, new buildings were constructed as offices for two unions, replacing nineteenth century structures. A new office building for the Australian Council of Trade Union (ACTU) was constructed at 17-25 Lygon Street in 1953, to a design by architects Leslie M Perrott and partners and built by E A Watts (Figure 6). The ACTU had previously occupied 'three small rooms' in Trades Hall, and aimed to establish a research bureau.³⁰ The building was to be of 'brick, with open web steel joists', and the ACTU was to 'use the building for offices, research offices and an executive meeting room'.³¹ At its opening, ACTU president, Percy Clarey, noted that the building was 'a symbol of an ideal', with internal timber panelling donated by all the state trades and Labor councils.³² In 1958, the Australian Builders Laborers' Federation (BLF) also constructed offices directly opposite Trades Hall (Figure 7), at 11 Lygon Street.³³ The BLF played a role in the campaign to curb the redevelopment of Carlton in the 1960s, and to stop the wholesale demolitions; BLF House was also the focus of efforts to deregister the union in the 1980s.³⁴ Alterations were undertaken to this building in the early 1970s.³⁵ Both buildings have since been acquired by RMIT, and extensive works have been undertaken including part demolition and modifications. The 1896 shop at 13-15 Lygon Street became the Trades Hall Café from the late 1940s.³⁶

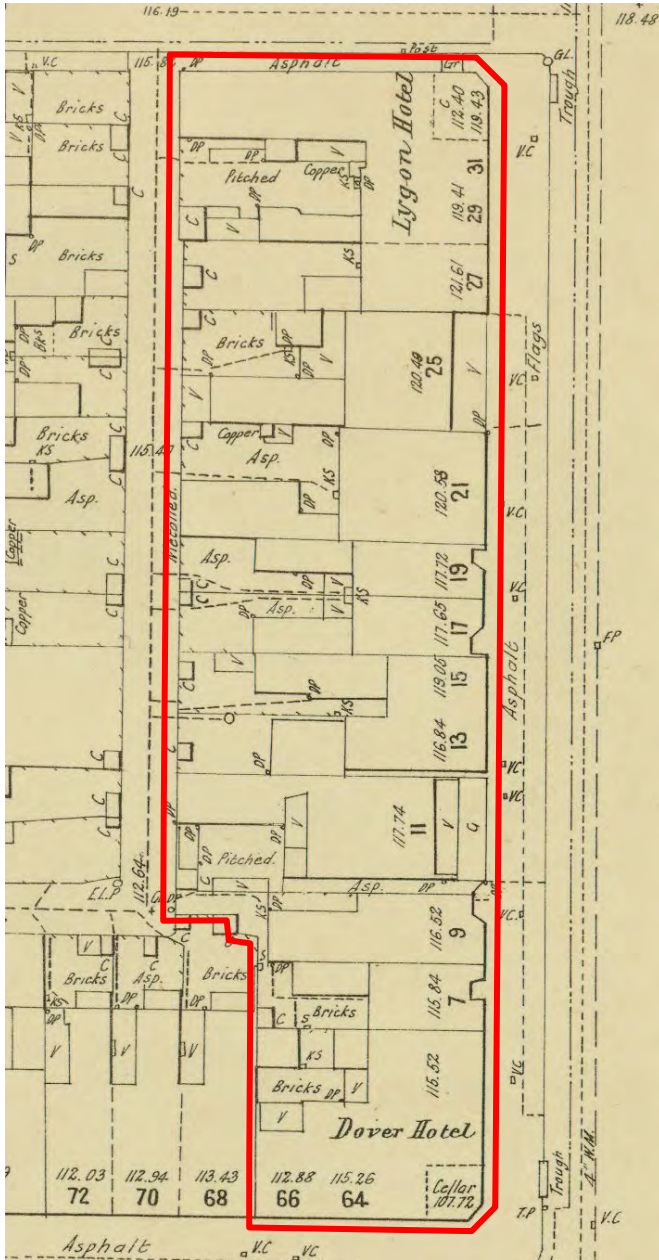


Figure 3 MMBW detail plan 1180 and 1181, 1896
Source: State Library of Victoria

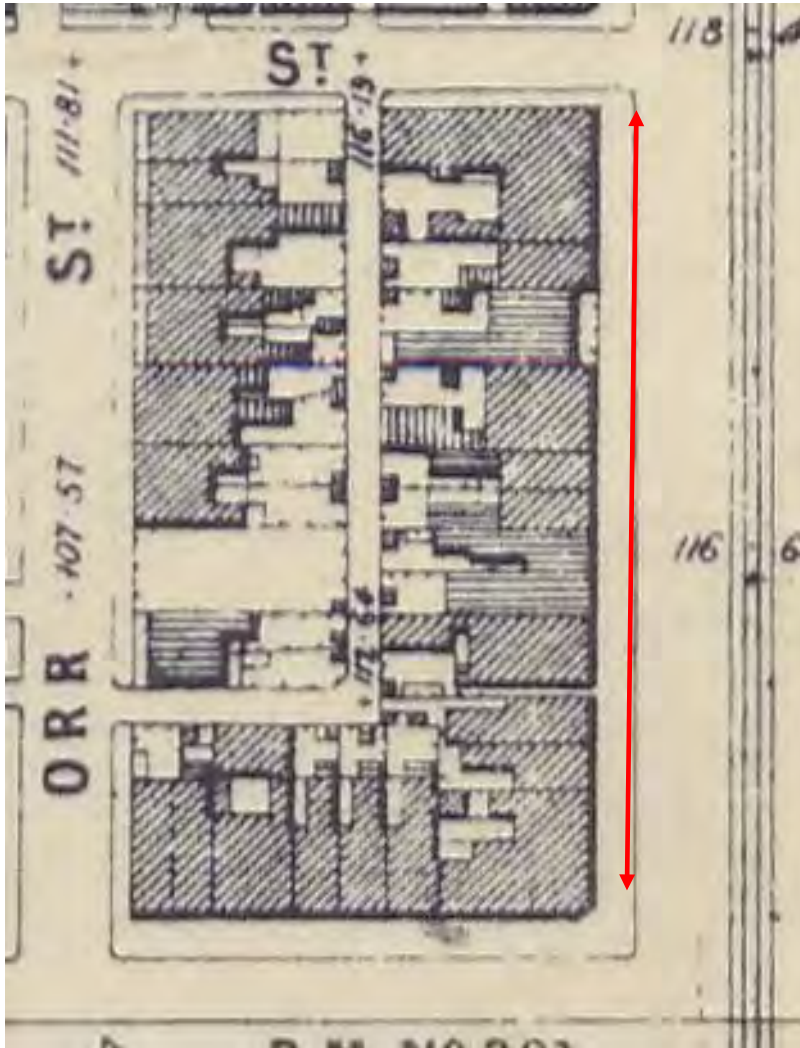


Figure 4 MMBW 160 feet to 1-inch plan, 1896, no. 30, with buildings on east side of Lygon Street indicated. Brick/masonry buildings are shown with diagonal hatching, and timber buildings shown with horizontal lines
Source: State Library of Victoria

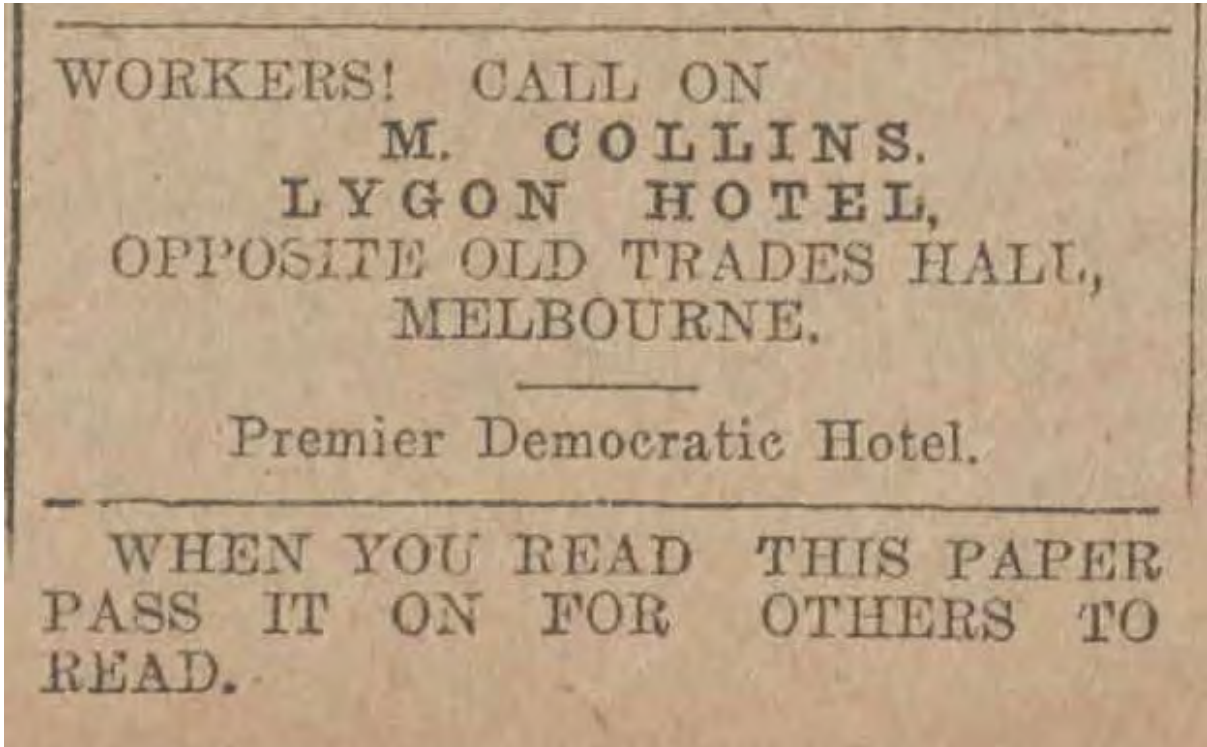


Figure 5 Advertisement for Lygon Hotel, 1917
Source: *Evening Echo*, 26 April 1917, p. 4



Figure 6 ACTU offices, 1964, 17-25 Lygon Street
Source: Laurie Richards Collection, MM 56649, Museum Victoria



Figure 7 Australian Builders Laborers' Federation office, 1970, 11 Lygon Street
Source: Laurie Richards Collection, MM 55503, Museum Victoria

SITE DESCRIPTION

The Carlton Union Hotels Precinct (Figure 8, Figure 9) contains a number of buildings constructed across a broad time period. These are: the former Dover Castle Hotel (no 1-7 Lygon Street) established in 1870; a two-storey shop dating from 1892 (no. 9 Lygon Street); the former Australian Builders Laborers' Federation office of 1958 (now a single storey shop at no. 11 Lygon Street); two-storey premises constructed for J Reilly in 1896 (no. 15 Lygon Street); the redeveloped former ACTU offices of 1953 (no. 17-25 Lygon Street); and the John Curtin Hotel of 1915 (no. 27 Lygon Street). These are described separately below.



Figure 8 Recent aerial photograph of the precinct
Source: Nearmap, February 2019



Figure 9 View of Carlton Union Hotels Precinct, looking south along Lygon Street from John Curtin Hotel (right) to Dover Castle Hotel (far left)

Dover Castle Hotel, 1-7 Lygon Street

The former Dover Castle Hotel (Figure 10) is an altered three-storey rendered brick Victorian hotel at the corner of Lygon and Victoria streets. The earliest section of the building dates from c. 1870. However, alterations and additions were undertaken in the mid-1920s, which appear to have extended the building north along Lygon Street, replacing an earlier building at no. 7 Lygon Street. It is likely that the extant render was applied at that time unifying the various building programmes.

The building currently adopts a simple form with unornamented facades to the two street frontages. The 1920s works have produced an understated expression with coarse rendered surfaces to upper levels interrupted only by simple string course and architrave details in smooth render.

A simple coffered parapet dates from the same programme of works. The canted corner, and presumably the fenestration to the upper two floors, of the earlier building survives although the nineteenth century character of the building has been substantially overwritten. The ground floor level has been further altered in recent decades with modern windows introduced. Some early joinery in the form of double hung sliding sash windows survives at the upper levels.



Figure 10 Former Dover Castle Hotel, 1-7 Lygon Street

Two-storey shop, 9 Lygon Street

The two-storey shop at 9 Lygon Street (Figure 11) was constructed to designs by architect George de Lacey Evans in 1892.³⁷ It is notable for its flamboyant facade illustrating the extravagance of Boom period architecture. Realised in face and rendered brick with bluestone trims to wingwalls, the building incorporates elaborate and imaginative Renaissance Revival rendered detailing. At ground floor level, the original shopfront and recessed entry substantially survive between bluestone wingwalls. An entablature above incorporates small pediment

devices to either end. Upper level windows are set within three brick arches with rendered trims including fluted impost blocks. The arches are set against a background of red face brick. Later window joinery has been introduced at first floor level. The parapet above takes the form of an ornamented cornice surmounted by a triangular pediment at its centre. It incorporates novel detailing including an elaborate signage panel at its centre, identifying the building's 1892 construction date. The building has been overpainted but it remains substantially intact and the form and materiality of the original design remain legible.

Former Australian Builders Laborers' Federation office, 11 Lygon Street

In 1958, the Australian Builders Laborers' Federation (BLF) constructed two level offices (Figure 7) opposite Trades Hall.³⁸ The architect of these works has not been identified. As constructed, the building adopted a simple Modernist expression with a framed volume incorporating a wide horizontal window at first floor level cantilevering (slightly) over a face brick wall and entry below. The building was largely clad in small ceramic tiles. The building (Figure 12) has since been substantially altered and now presents as a large, single-storey shop with an uninterrupted expanse of aluminium-framed glazing to the street set in a plain rendered wall. The early character of the building has been completely overwritten.

Two-storey shop, 13-15 Lygon Street

The two-storey shop at 13-15 Lygon Street (Figure 12) was constructed in 1896 to a design by architects as Reed, Smart & Tappin.³⁹ While the building provides straightforward retail premises constructed to the street boundary, its rendered façade incorporates unusual, often curving, ornament at ground and first floor levels. At ground floor level, the building is distinguished by curving architraves to windows and doors. Those to the wide shopfront window were altered to allow the introduction of a door visible at Figure 12 but those above survive intact. At first floor level reasonably-commonplace arch-headed windows are set into a wall ornamented with an uncommon strapping arrangement realised in render. A triangular pediment flanked by curving scroll devices survives above a simple parapet. The cautious incorporation of curving elements into the design suggests the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s.

Former ACTU offices, 17-25 Lygon Street

The two-storey former ACTU offices (Figure 13) were constructed in 1953, to a design by architects Leslie M Perrott and partners. As constructed, the offices presented a two-storey façade incorporating regular fenestration at ground and first floor levels and a central recessed entry at ground floor level. Windows were multipaned. The building was substantially demolished as part of its adaptation for use by RMIT. The original brick wall to Lygon Street survives in a somewhat-altered state with windows altered, new entries created and the central entry bricked up. Modern aluminium window framing has been installed throughout. An entirely new building has been constructed within the retained street wall. It is currently operated by RMIT as building no. 96.

John Curtin Hotel, 27 Lygon Street

The John Curtin Hotel (Figure 14), located at the corner of Lygon and Earl streets, was constructed in 1915, to designs by Billing Peck & Kempter.⁴⁰ It is double-storey public house in face and rendered brick whose design incorporates some understated Arts and Crafts features. Broadly speaking, the principal elevations are realised as arcuated brick walls at ground floor level with plain rendered wall surfaces at first floor level incorporating simple rectangular openings. A wide cornice on plain brackets, with simple abstract detailing presents to Lygon Street. The Earl Street elevation is capped with a simple dentilated detail. At its corner to the intersection, the design incorporates some modest articulation to create an understated tower volume with tripartite window arrangements to each street.

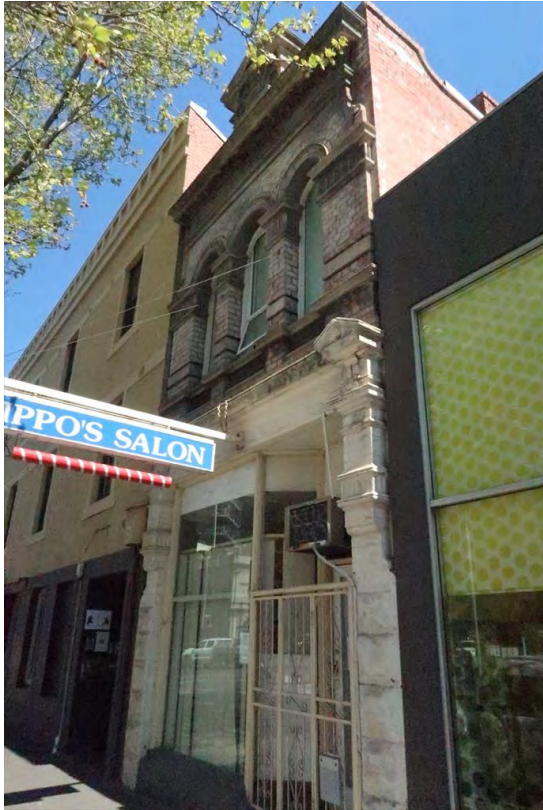


Figure 11 Two-storey shop at 9 Lygon Street (left); two-storey shop at 13-15 Lygon Street (right)



Figure 12 Nos 11 and 13 Lygon Street, with altered former BLF offices at left and two-storey shop of 1896 at right



Figure 13 Former ACTU offices, 17-25 Lygon Street (at centre of image)



Figure 14 John Curtin Hotel, viewed from the intersection of Earl and Lygon streets

INTEGRITY

Varies; see above descriptions.

COMPARATIVE ANALYSIS

The Carlton Union Hotels Precinct, at the southern end of Lygon Street and on the city fringe, is of mixed historic character and intactness, and comprises buildings and properties of various periods, forms and architectural styles, as well as diverse historical uses. Building types include hotels, shops and residences through to offices and other commercial buildings of more recent origin.

As such, it is difficult to make a specific comparison, other than to state that the Carlton Union Hotels Precinct is generally comparable with many of the main streets and sections of main streets in Carlton, and indeed the broader municipality, which demonstrate similar histories of mixed development and varied intactness.

While Carlton is mainly residential, it has commercial streets and historic shops and hotels scattered throughout, including to street corners. The pattern of mixed uses demonstrated in the Carlton Union Hotels Precinct is typical of these attributes of Carlton's development. The presence of two hotels, at the south and north ends of HO64, and in relative proximity to each other, is also not uncommon and indicative of the significant social role and importance of the 'corner pub' to historical Carlton.

Lygon Street itself is one of the principal streets of Carlton's hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets in between and a network of connecting lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads. The varied allotment sizes of Carlton Union Hotels Precinct, as illustrated in the 1896 MMBW plan reproduced above, is again typical of this latter pattern of development.

Accepting all the above, the Carlton Union Hotels Precinct is distinctive in that this area of Lygon Street, including the corner hotels to Victoria and Earl streets, have long had an association with the trade union movement and Trades Hall on the opposite side of Lygon Street. With such proximity to the trade union headquarters it was inevitable that union-related businesses, or businesses attractive to the unions, would flourish in this part of Lygon Street. Evidence of this particular history of the Carlton Union Hotels Precinct includes the construction in the 1950s of the ACTU offices at 17-25 Lygon Street and the Builders Laborers' Federation offices at 11 Lygon Street. The shop at 13-15 Lygon Street was also the Trades Hall Café from the late 1940s. The two hotels were additionally patronised by the trade unions, even to the extent of one or other being preferred by the left (Dover Castle Hotel) and right (Lygon Hotel, later John Curtin Hotel) factions of the union movement.

This historical association of the street, more than anything else, distinguishes the Carlton Union Hotels Precinct in the Carlton context and in the context of the broader municipality.

ASSESSMENT AGAINST CRITERIA

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


STATEMENT OF SIGNIFICANCE**WHAT IS SIGNIFICANT**

The Carlton Union Hotels Precinct (HO64), 1-31 Lygon Street is significant.

Within the precinct, the significance categories are as follows (Figure 15):


- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant



 Site Boundary

 Significant

 Contributory

 Non-contributory

A Former Dover Hotel at 1-7 Lygon Street

B Shop at 9 Lygon Street

C Former BLF Office, 11 Lygon Street

D Shop at 13-15 Lygon Street

E Former ACTU offices, 17-25 Lygon Street

F John Curtin Hotel, 27 Lygon Street

Figure 15 Significance categories in Carlton Union Hotels Precinct

Source: Nearmap (basemap)

HOW IT IS SIGNIFICANT

The Carlton Union Hotels Precinct (HO64) is of historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The Carlton Union Hotels Precinct (HO64) is of historical significance (Criterion A). Lygon Street is one of the principal streets of the suburb, and this section at the southern end of Carlton, and on the edge of the CBD, was one of the early parts of the suburb to be developed. The historical mixed use character of the street is typical of development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often co-located. The survival of the two hotel buildings at the northern and southern ends of the precinct, at a relatively short distance apart, is indicative of the historical importance of hotels and the social roles of 'corner pubs' in the suburb. The precinct is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street. Union-related businesses, or businesses attractive to the unions, flourished in this part of Lygon Street, including the two hotels frequented by factions of the union movement, with the 'left' favouring the Dover Hotel and the 'right' the Lygon Hotel, later the John Curtin Hotel. This particular history of the street distinguishes the precinct in the Carlton context and in the context of the broader municipality.

The Carlton Union Hotels Precinct (HO64) is also of aesthetic significance (Criterion E). While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct. Buildings of note include the two-storey shop at 9 Lygon Street, constructed to a design by architect George de Lacey Evans in 1892; and notable for its flamboyant facade illustrating the extravagance of Boom period architecture. The two-storey shop at 13-15 Lygon Street was constructed in 1896 to a design by architects as Reed, Smart & Tappin. It is distinguished by its unusual, often curving, ornament to its rendered facade at ground and first floor levels, with the design suggesting the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s. The John Curtin Hotel, constructed in 1915 to a design by Billing Peck & Kempter, replaced the earlier Lygon Hotel of c. 1859-60. While a competent Arts and Crafts design, the hotel is distinguished by its history including its long association with the trade union and labour movement, emphasised by its renaming as the John Curtin Hotel in c. 1970.

RECOMMENDATIONS

Retain HO64 in the Heritage Overlay. Recommend change from an individual heritage place to a heritage precinct, known as Carlton Union Hotels Precinct, with the following significance categories.

- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant

Schedule of the Carlton Union Hotels Precinct is as follows.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**City of Melbourne
Heritage Review, 1999**

Allom Lovell and Associates

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

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- 2 Charles Laing, surveyor, 'Plan of the City of Melbourne and its extension northwards', 1852, State Library of Victoria.
- 3 Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- 4 *Ovens and Murray Advertiser*, 22 April 1858, p. 3.
- 5 *Age*, 7 December 1859, p. 3; *Sands & McDougall* directory, 1860.
- 6 *Sands & McDougall* directory, 1862.
- 7 *Australasian*, 19 February 1870, p. 15.
- 8 City of Melbourne, rate books, Volume 9: 1870, Smith ward, rate nos. 1293-1303, VPRS 5708/P9, Public Record Office Victoria.
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- 13 City of Melbourne, rate books, Volume 29: 1890, Smith ward, rate no. 1363, VPRS 5708/P9, Public Record Office Victoria.
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- 20 Licenses Reduction Board, Agency description, VA 2906, Public Record Office Victoria.
- 21 City of Melbourne, Notice of Intent to Build, 22 March 1915, no. 5743, record no. 80558, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.

- 22 'Carlton & United Breweries', eMelbourne, Encyclopedia of Melbourne, University of Melbourne, via
<http://www.emelbourne.net.au/biogs/EM00295b.htm>,
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- 24 *Labor Call*, 7 April 1938, p. 12.
- 25 *Labor Call*, 27 October 1910, p. 3.
- 26 *Labor Call*, 12 May 1921, p. 11 and 27 June 1935, p. 6.
- 27 Gordon McCaskie, 'Trades Hall and the Union Movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 426.
- 28 City of Melbourne, Building Application Index, 1-7 Lygon Street, Carlton, BA 52702, 26 November 1980, Public Record Office Victoria, accessed via www.ancestry.com.au; Gordon McCaskie, 'Trades Hall and the Union Movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 426.
- 29 Alf Bamblett, quoted in City of Yarra, *Snapshots of Aboriginal Fitzroy*, 2002, p. 37.
- 30 *Age*, 8 April 1953, p. 3.
- 31 *Argus*, 26 June 1953, p. 7.
- 32 *Argus*, 1 July 1954, p. 11.
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- 34 Gordon McCaskie, 'Trades Hall and the Union Movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 427; *Canberra Times*, 26 February 1982, p. 8.
- 35 City of Melbourne, Building Application Index, 11 Lygon Street, Carlton, BA 41908, 16 February 1971 and BA 41619, 6 October 1970, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 36 *Age*, 2 June 1948, p. 8.
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- 38 City of Melbourne, Building Application Index, 11 Lygon Street, Carlton, BA 32929, 27 November 1958, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 39 City of Melbourne, Notice of Intent to Build, 24 April 1896, no. 6639, record no. 79796, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.
- 40 City Of Melbourne, Notice of Intent to Build, 22 March 1915, no. 5743, record no. 80558, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 23 October 2018.

SITE NAME 18 AND 20, 22-24 PALMERSTON STREET, CARLTON

STREET ADDRESS 18 PALMERSTON STREET, 20 PALMERSTON STREET AND 22-24 PALMERSTON STREET, CARLTON

PROPERTY ID 107234, 107236 AND 107235



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE B2

HERITAGE OVERLAY HO71 AND HO1

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE HOTEL AND RESIDENCES

DESIGNER / ARCHITECT / ARTIST: NOT KNOWN

BUILDER: NOT KNOWN

DESIGN PERIOD: VICTORIAN PERIOD (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION: 1869-70

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
5. BUILDING VICTORIA'S INDUSTRIES AND WORKFORCE	5.3 MARKETING AND RETAILING
	5.6 ENTERTAINING AND SOCIALISING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS
	6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

It is recommended that existing Heritage Overlay HO71 be extended to the east to include the adjoining and related cottages at 18-20 Palmerston Street, as identified at Figure 2.

Extent of overlay: The current extent of overlay is indicated at Figure 1 (HO71).

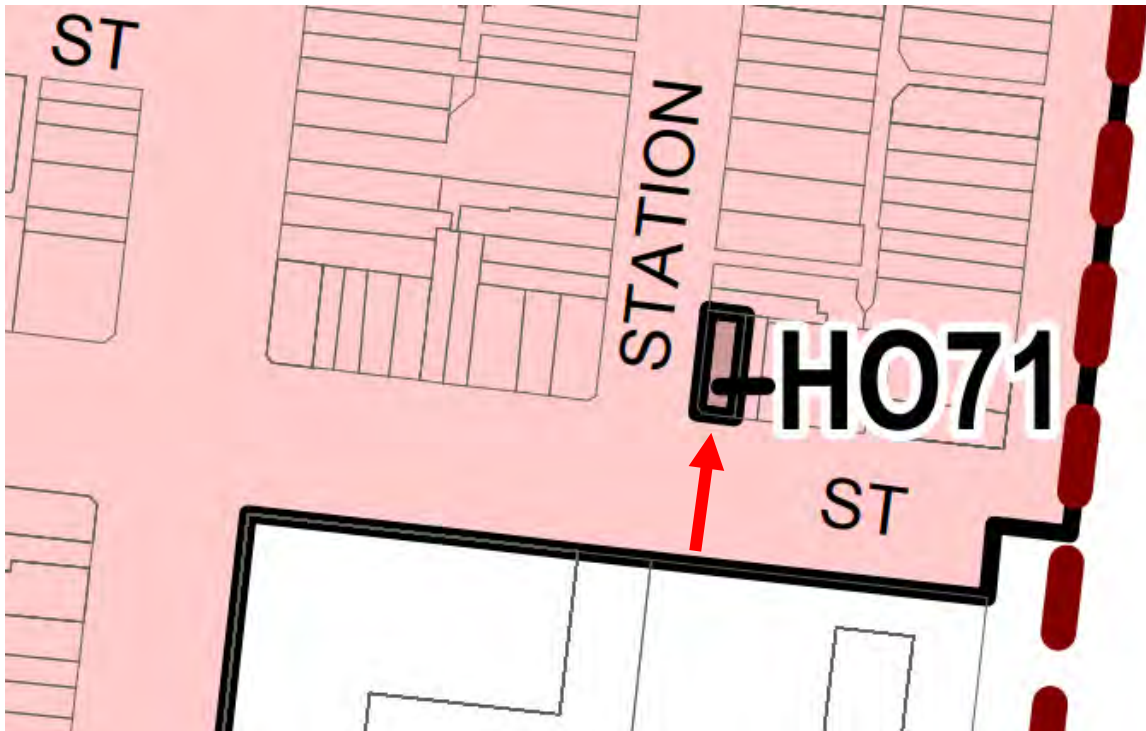


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO71)
Source: Melbourne Planning Scheme

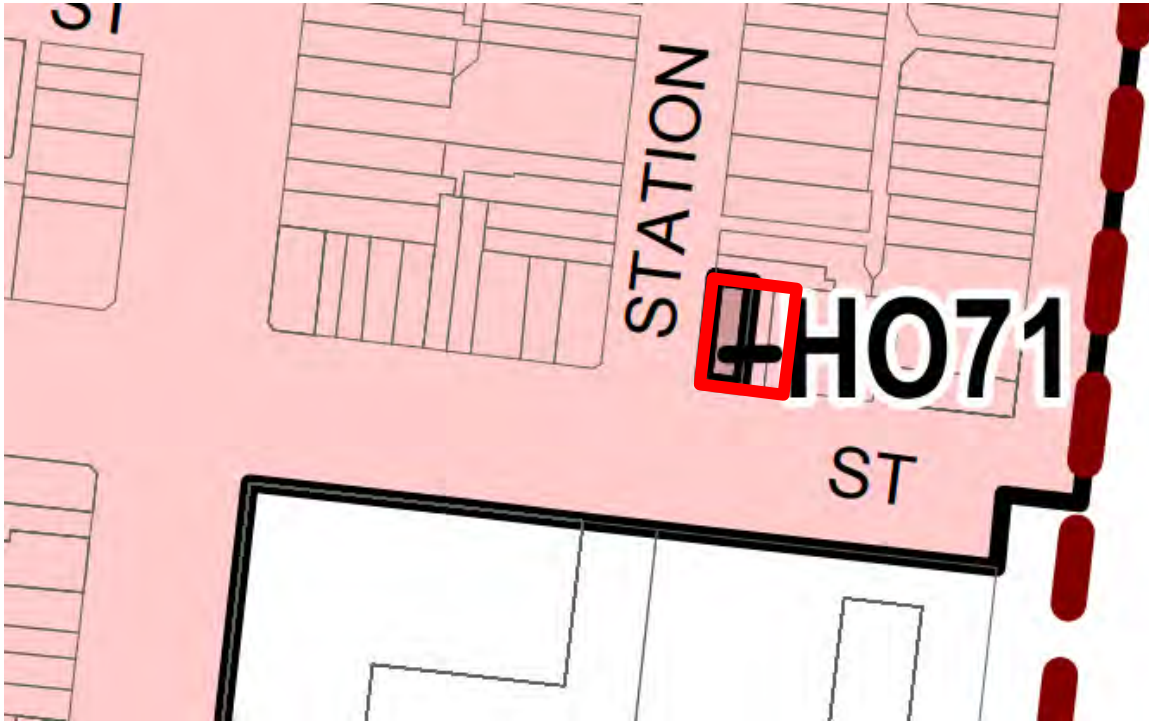


Figure 2 Detail of HO Map no. 5 with the mapping extended to reflect the recommended amendment to the Heritage Overlay
Source: Melbourne Planning Scheme

SUMMARY

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, are of local historical (including rarity) and aesthetic significance. The building group represents an early and unusual pairing, and co-construction, of a corner hotel and adjoining cottages, as built in the early period of 1869-70.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel.

SITE HISTORY

The building at 22-24 Palmerston Street is the former Sir John Young Hotel, which opened in 1869.² The site appears to have been vacant land prior to the hotel's construction, and is on land which was set aside in the 1850s for a tramway from Yan Yean.³ This tramway was likely to service the Yan Yean reservoir, constructed

between 1853-1857.⁴ By 1863, the reservation, bound by Reilly Street (now Princes Street), Palmerston, Station and Nicholson streets had been resurveyed into smaller allotments, and Crown Allotment 11 was purchased by William Jones.⁵ By the 1870s, Carlton was a substantially developed residential suburb, with numerous hotels having been constructed, with approximately 80 in operation in the suburb by 1873.

The hotel was named after Sir John Young, governor of New South Wales between 1861 and 1867, before becoming governor-general of Canada in 1869. Young died in 1876, having returned to his home in Ireland.⁶

The hotel first appeared in the municipal rate books of 1870, described as a brick hotel of six rooms with bar and cellar, valued at a net annual value (NAV) of £80.⁷ Newspaper references in 1869 include a call for contractors to undertake signwriting, and for applications for 'general servants' in September.⁸ The hotel appears to be operational by September, with a notice advising of a wake for a member of the Victorian Lodge of Free Gardeners to be held at the hotel.⁹ The first licensee was Thomas Stephenson, with Walter Woolnagh granted a licence in 1871, and licences granted to Bernard Fryer in 1872 and George Ashton in 1873.¹⁰ The hotel regularly changed licensees, with 20 licence holders listed between 1869 and 1892.¹¹ By the late 1880s, the number of rooms in the hotel had increased to nine.¹² The building footprint of the hotel can be seen in the 1897 Melbourne and Metropolitan Board of Works (MMBW) detail plan (Figure 3), with a chamfered (splayed) corner to its entrance at the south-west, and a separate bathroom and toilet block at the rear (north) of the site. A cellar is also indicated on this plan.

The pair of single-storey attached cottages, on the east side of the hotel, are understood to have been constructed at about the same time as the hotel, with rate book entries confirming their existence in 1870.

Sarah Black operated the hotel from 1906 until its closure in 1919, during a period of licence reduction and tighter controls on the operation of hotels in Melbourne.¹³ That year, the building was described in the municipal rate books as brick hotel of 10 rooms, owned and occupied by Sarah Black and valued at a NAV of £150.¹⁴ The following year, it was described a brick house, although the rest of the valuation information remained the same.¹⁵ The former hotel has remained a residence since the interwar period.

At the time of the construction of the hotel and adjoining cottages, the property overall was owned by William Ievers, a prominent local resident who established a real estate agency in Cardigan Street, Carlton in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. Ievers was involved in local political affairs as a municipal rate collector and valuer for 25 years and elected a councillor for the Smith ward of the City of Melbourne in 1895. He was also a significant contributor to Church of Sacred Heart (St George's) in Carlton. A memorial to him was erected by his son in Argyle Place, and two small streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve) bear his name.¹⁶ Ievers's son was also named William, and it is possible the Sir John Young Hotel was owned by him, rather than his father.

Comparing the 1970s image below, with the current building, it is evident that the first floor has been extended to the north by an additional bay (over the earlier ground floor level). The quoining detail has been retained with a pair of generally sympathetic windows added to the west elevation; the north elevation at first floor level, where visible, has more modern detailing. The slate-clad roof has also been extended to the north.

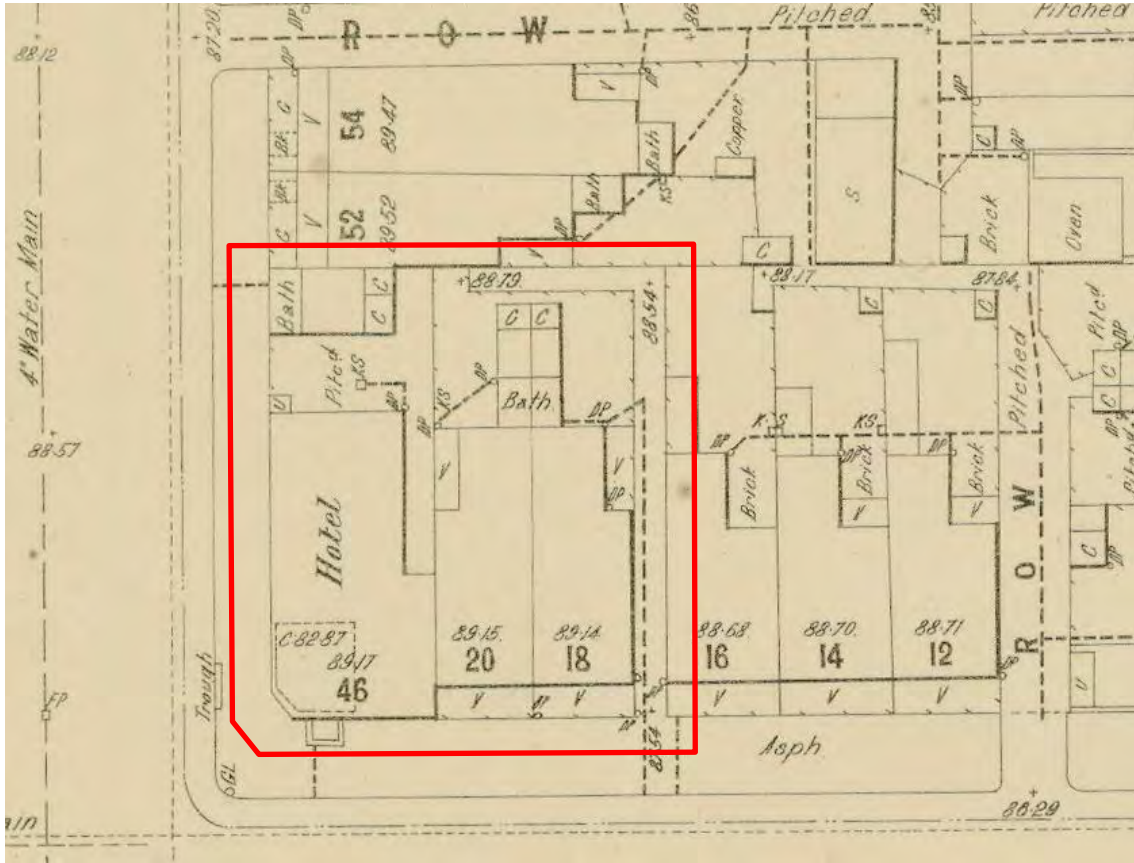


Figure 3 MMBW detail plan, no. 1190, 1897, with subject site indicated
Source: State Library of Victoria



Figure 4 Former Sir John Young Hotel, c. 1974
Source: National Trust, B3393, Victorian Heritage Database

SITE DESCRIPTION

The former Sir John Young Hotel is located on the corner of Station and Palmerston streets in Carlton. It is adjoined on its east side by a pair of single-storey attached cottages, believed to have been constructed at about the same time as the hotel, with rate book entries confirming their existence in 1870.

The hotel as constructed is a simple two storey volume with a chamfered (splayed) corner to the intersection. It is of rendered masonry to the two main elevations, with quoining to the building corners and wall edges, and punched openings with simply detailed moulding surrounds. At ground floor level, to either side of the splayed corner entry with its arched form, are two larger elliptical arched window openings, with central timber glazing bars. The hipped and slated roof is also chamfered to the corner and, as noted, has been extended to the north. A rendered chimney with a heavy cornice is prominent on the east side of the roof. The east wall, as expressed to the adjoining cottages was originally face brick, but has been painted over. Save for some minor changes, the former hotel has a high level of external intactness.

The cottages to the east side are of single-storey construction, with their original face brick walls and simply detailed single windows to each of the Palmerston Street facades. They both have verandahs and bluestone plinths; the easternmost cottage retains its ironwork verandah frieze and iron palisade front fence. The roof form is a single transverse gable which extends across both dwellings and presents with a steep pitch to Palmerston Street; the visible roof planes to each cottage are slate clad, albeit the slate to the eastern cottage is modern. The cottages are low to the street, evocative of their early construction date. The cottages also have a reasonably high level of intactness as they present to the street, with changes apparent to the rear.

While constructed as part of the hotel development, the cottages had, and retain, their own architectural expression. They are distinguished from the hotel by their modest scale and form, their face brick materiality, and their steep transverse gable roof forms. The quoining to the east wall of the former hotel, which returns to the north side and meets with the west verandah wall of the adjoining cottage, is an original detail which links the two building groups. The original face brick east wall of the hotel would also, it is assumed prior to its over-painting, have provided a visual and material link with the adjoining cottage.

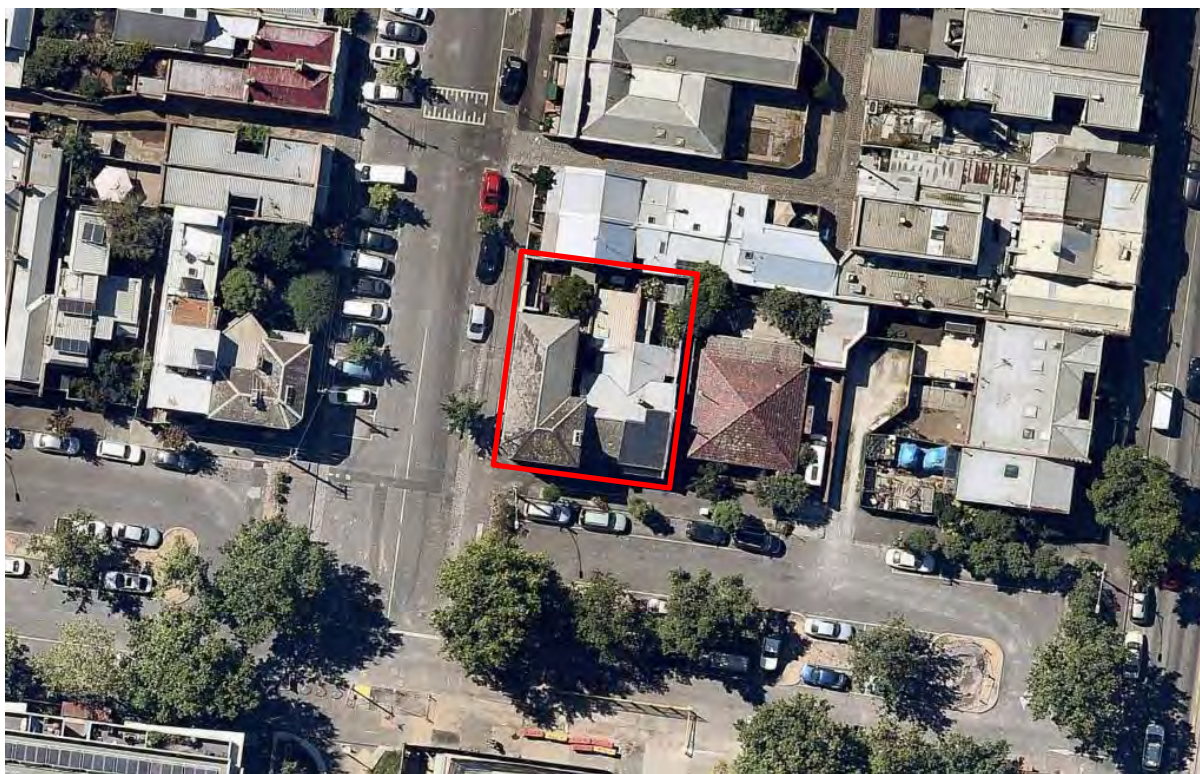


Figure 5 Recent aerial photograph of the subject site
Source: Nearmap, February 2019

INTEGRITY

The integrity of the former hotel and adjoining cottages, constructed in 1869-70, is good. The relationship between the two building components also remains clear, when viewed from Palmerston Street.

COMPARATIVE ANALYSIS

By the 1870s, when Carlton was a substantially developed residential suburb, and commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of them, as with the subject property, were located to the corners of residential streets. The double-storey form and massing; splayed main entrance to the corner; and the visible side elevations to the street junction are all typical characteristics of these hotels. They are also often the largest buildings in their immediate contexts, again highlighting the important historical function of the inner city 'corner pub'.

Other hotels of this early period in Carlton were established in the more commercial streets. These were also often sited to street corners. Unlike the subject property, many display interwar changes and additions. For those earlier hotels which survived the reduction in hotel licenses, alterations were generally required by the liquor licensing laws in the interwar period, to update and refurbish the buildings to maintain their licences. This often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing.

Broadly comparable examples of early hotels in Carlton, including some which are no longer operating as hotels, as per the subject property, include a substantial early Victorian two-storey rendered former hotel, at 68-70 Kay Street (Figure 7). This has a splayed entrance to the street corner and architecturally is distinguished by finely detailed mouldings, Corinthian crowned pilasters to window and door openings, elaborate stringcourses, and brackets to the roof eaves. The former hotel is located in a predominantly residential streetscape.

While not a corner hotel, the former Barkly Hotel at 116-120 Barkly Street, Carlton is also located centrally within an historic residential street (Figure 9). It is an asymmetrical two-storey early Victorian rendered building, particularly distinguished by its coursing and quoining to the ground level. This different form and expression of the building differentiate it from the adjoining and surrounding historical dwellings. Similarly the early Victorian two storey rendered former hotel at 403-405 Lygon Street, is adjoined by terrace dwellings.

The Lincoln Hotel at 91-95 Cardigan Street, is a still operating two-storey rendered corner hotel, with a splayed corner entrance and a well-executed interwar remodelling (Figure 6). A hotel has existed on this site since the 1850s, and the splayed corner form and fenestration to the upper level is reflective of the earlier form of the building. The interwar alterations are typical of an earlier hotel which maintained its licence into the later period.

An early Victorian two-storey corner hotel, which again still operates as a hotel (the Shaw Davey Slum) and has adjacent shops incorporated into the original building, is located at 171-175 Elgin Street (Figure 8). It features similar rendered details including quoining and moulded framing to window openings, as per the subject building in Palmerston Street, but is a larger building. Alterations to the ground level of the building in the interwar period, again reflect the impact of the early twentieth century liquor licensing laws.

At 414-422 Lygon Street (Figure 9) is another two-storey rendered Victorian corner hotel (the Green Man's Arms) with a splayed corner entrance. The rendered cornice to the parapet and upper level window openings appear to be original, while the ground floor has, again, the typical interwar treatment including a tiled dado. An additional accommodation wing has also been added to the north side of this hotel.

The former Sir John Young Hotel at 22-24 Palmerston Street, Carlton, which opened in 1869, is firmly within this oeuvre. Its double-storey splayed corner form, and simple detailing and expression, clearly identify the building as a former hotel. While still within its residential context, it retains the capacity to demonstrate both the role, and proliferation, of the historic 'corner pub' in inner suburbs such as Carlton. The adjoining cottages, while not in themselves especially distinctive, nevertheless enhance an understanding of this historic development. The co-construction of the two building groups in a manner which stylistically and architecturally distinguished them is unusual. It is not that uncommon to have a direct association between a hotel and adjoining buildings, such as shops, but an association between a larger hotel and a pair of modest cottages is more infrequent.

Examples referred to above, including comparative examples comprise the following places:

- 91-95 Cardigan Street, Carlton (HO97, Figure 6)
- 68-70 Kay Street, Carlton (HO1, Figure 7)
- 171-5 Elgin Street, Carlton (HO1, Figure 8)
- 414-422 Lygon Street, Carlton (HO1, Figure 9)



Figure 6 Lincoln Hotel, 91-95 Cardigan Street, Carlton (HO97)
Source: Lovell Chen



Figure 7 Former hotel at 68-70 Kay Street, Carlton (HO1)
Source: Streetview



Figure 8 Shaw Davey Slum Hotel, 171-5 Elgin Street, Carlton (HO1)
Source: Streetview



Figure 9 Green Man's Arms Hotel, 414-422 Lygon Street, Carlton (HO1)
Source: Streetview

ASSESSMENT AGAINST CRITERIA

Yes	CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).
Yes	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 Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, which date from 1869-70, are significant.

HOW IT IS SIGNIFICANT

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, are of local historical (including rarity) and aesthetic significance.

WHY IT IS SIGNIFICANT

The former hotel and adjoining cottages in Palmerston Street, Carlton, are of historical significance (Criterion A). At the time of their construction in 1869-1870, the building group was owned by a member of the levers family, prominent and renowned in nineteenth century Carlton for their property interests and involvement in local affairs, including local politics. By the 1870s, Carlton was a substantially developed residential suburb,

and while commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of these, as with the subject property, were located to the corners of residential streets. The double-storey form and massing, splayed main entrance to the corner and the visible side elevations to the adjoining streets are all typical characteristics of these early and much valued hotels, and clearly point to its original use within this still residential context. The hotel retains its capacity to demonstrate both the role, and proliferation, of the historic 'corner pub' in inner suburbs such as Carlton. The adjoining cottages are important historical components of the site, and together with the former hotel emphasise the early pattern of houses and hotels, and commercial and residential building types, being located in proximity.

The former Sir John Young Hotel and adjoining cottages are also of aesthetic significance (Criterion E). The subject hotel is significant for retaining its largely original early form, having avoided the fate of many early hotels which were required, by early twentieth century liquor licensing laws, to update and refurbish the premises, often involving the construction of an additional accommodation wing and an interwar 'make-over'. The hotel and cottages display a simply detailed and modest scale and form which is characteristic of early historic development in Carlton, and while devoid of flamboyant ornament and little in the way of architectural adornment, their austere expression clearly reflects an early construction date. While the adjoining cottages are not in themselves especially distinctive in terms of their architecture, the co-construction of the two building groups in a manner which stylistically and architecturally distinguished them is unusual (Criterion B). It is not that uncommon to have a direct association between a hotel and adjoining buildings, such as shops, but an association between a larger hotel and a pair of modest cottages, with quite different forms and detailing, and architectural expression, is more infrequent.

RECOMMENDATIONS

This is an existing individual Heritage Overlay which is recommended to be retained and extended to the east to incorporate the associated adjoining cottages.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

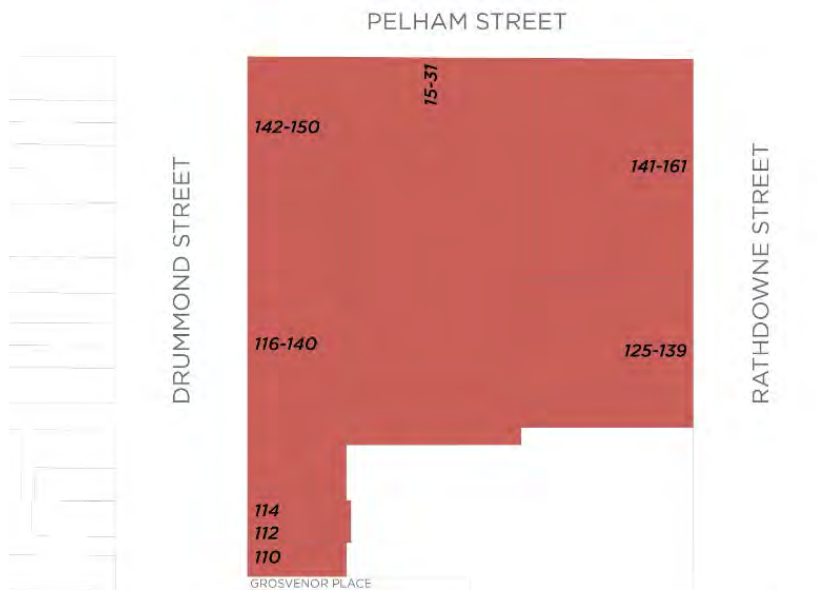
**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 *Argus*, 16 July 1869, p. 1.
- 3 'M306 – Building Lots at Carlton', July 1859, Department of Lands and Survey, Put-Away Plan, Central Plans Office, Landata.
- 4 'Yan Yean', eMelbourne, Encyclopedia of Melbourne, University of Melbourne, via <http://www.emelbourne.net.au/biogs/EM01651b.htm>, accessed 10 September 2018.
- 5 'M350 - Plan of Allotments at Carlton, North Melbourne, Parish of Jika Jika', 1863, Department of Lands and Survey, Put-Away Plan, Central Plans Office, Landata.
- 6 John M. Ward, 'Young, Sir John (1807–1876)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/young-sir-john-4905/text8213>, published first in hardcopy 1976, accessed online 6 September 2018.
- 7 City of Melbourne, rate books, Volume 9: 1870, Victoria Ward, rate no. 1316, VPRS 5708/P9, Public Record Office Victoria.
- 8 *Argus*, 11 May 1869, p. 1 and 16 July 1869, p. 1.
- 9 *Argus*, 22 September 1869, p. 8.
- 10 *Herald*, 13 July 1871, p. 3, 5 March 1872, p. 3 and 24 June 1873, p. 3.
- 11 Sir John Young Hotel, Index to Defunct Hotel Licences, 1977, VPRS 8159/P1/4, Public Record Office Victoria.
- 12 City of Melbourne, rate books, Volume 27: 1888, Victoria Ward, rate no. 3596, VPRS 5708/P9, Public Record Office Victoria.
- 13 Sir John Young Hotel, Index to Defunct Hotel Licences, 1977, VPRS 8159/P1/4, Public Record Office Victoria.
- 14 City of Melbourne, rate books, Volume 55: 1919, Victoria Ward, rate no. 3818, VPRS 5708/P9, Public Record Office Victoria.
- 15 City of Melbourne, rate books, Volume 56: 1920, Victoria Ward, rate no. 3818, VPRS 5708/P9, Public Record Office Victoria.
- 16 Sylvia Morrissey, 'Ievers, William (1818–1901)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/ievers-william-3832/text6083>, published first in hardcopy 1972, accessed online 6 September 2018.

SITE NAME	FORMER CHILDREN'S HOSPITAL PRECINCT, 5-21 PELHAM STREET, CARLTON
STREET ADDRESS	110 DRUMMOND STREET, 112 DRUMMOND STREET, 114 DRUMMOND STREET, 116-140 DRUMMOND STREET, 142-150 DRUMMOND STREET, 15-31 PELHAM STREET, 125-139 RATHDOWNE STREET, 141-161 RATHDOWNE STREET, CARLTON, 3051
PROPERTY ID	102761, 102763, 102763, 102765, 102764, 107539, 108157, 108159



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	110-114 DRUMMOND: C1 25-27 RATHDOWNE: B3	HERITAGE OVERLAY	HO81
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	HOSPITAL COMPLEX
DESIGNER / ARCHITECT / ARTIST:	GUYON PURCHAS, WILLIAM SHIELDS	BUILDER:	NOT KNOWN
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901) FEDERATION/EDWARDIAN PERIOD (1902-C.1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	TERRACES: C. 1850S, 1863 HOSPITAL: 1900-1912

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
8.0 BUILDING COMMUNITY LIFE	8.3 PROVIDING HEALTH AND WELFARE SERVICES

RECOMMENDATIONS

Retain HO81 in Heritage Overlay. Recommend change from an individual heritage place to a heritage precinct, known as the Former Children's Hospital Precinct, with the following significance categories:

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.

Extent of overlay: detailed at Figure 1

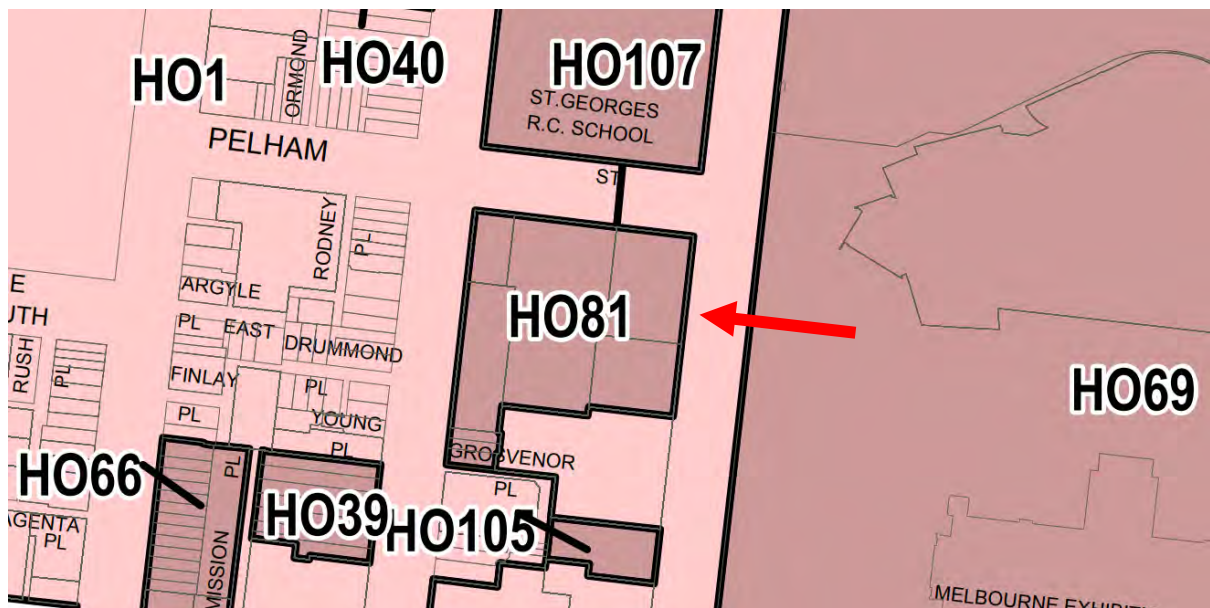


Figure 1 Detail of HO Map no. 5 with the subject HO indicated (HO81).
Source: Melbourne Planning Scheme

SUMMARY

The Former Children's Hospital Precinct (HO81) retains three of the historic Children's Hospital buildings, being the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912). This collection of buildings is complemented within the precinct by three terrace dwellings to Drummond Street (no. 110 was constructed c. 1850s, while the pair at nos 112 and 114 were constructed in 1863), which were historically acquired as part of the hospital landholding. Former Children's Hospital Precinct is of local historical and aesthetic significance.

The former Children's Hospital Precinct comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of historical significance. The hospital was established on this site in 1876, in Sir Redmond Barry's former house in Pelham Street, and was the principal hospital for children and paediatric care in Victoria for some 90 years. The three terraces to Drummond Street, while not purpose built for the hospital, are understood to have been acquired by the hospital during its period of expansion on the site, and therefore have an historical connection.

The former Children's Hospital Precinct in Carlton is also of aesthetic significance. The three purpose-built buildings, constructed in the Edwardian period, are of considerable architectural merit and have a high level of external intactness. Their prominent red-brick forms are distinctive within the Carlton context and represent significant contributors to their respective streetscapes.

The significance categories within the precinct are as follows:

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

Along with residential allotments, the subdivision of Carlton in the 1850s and 1860s included generous grants for religious and health/welfare institutions. Carlton has been the location of two of Melbourne's major hospitals, both which developed in the mid-nineteenth century. As with many of the suburb's welfare services, these institutions were focused on women and children, in the Women's Lying-in Hospital (Royal Women's Hospital) in Grattan Street and the Children's Hospital in Rathdowne Street.

SITE HISTORY

The former Children's Hospital was established on this prominent site in Carlton in 1876, when Sir Redmond Barry's house in Pelham Street was purchased for use as a hospital. Originally founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere. Between 1900 and 1923, the hospital committee engaged in a large-scale building program, replacing existing buildings and constructing purpose-designed pavilions and buildings more suited to the hospital's requirements. This was part of a scheme which had been instigated, and mainly designed, by Elizabeth Testar, president of the hospital committee between 1885 and 1899.

In the early 1890s, as the economic depression generated increased demand on the hospital facilities, the hospital committee realised that the original Barry building was insufficient. A number of neighbouring properties were purchased to enable the hospital to expand. The annual report of 1896 outlined the buildings which were required for the hospital's needs. Along with the provision of four new accommodation pavilions and removal of the former Barry residence, which was finally demolished in 1911 despite extensive renovations, a 'central administration block' was also considered necessary. An architectural competition was held in 1896 for the design of the new hospital layout. However, it was a plan termed the 'Sunbeam' plan by Guyon Purchas and William Shields, which was apparently excluded from the competition on a technicality, that the committee preferred.²

Peter Yule notes that it is unclear whether the building program of 1900-1923 followed the 'Sunbeam' plan or any master plan; or whether it proceeded in a more ad hoc manner.³

The three-storeyed Princess May Pavilion was constructed on the corner of Pelham and Drummond streets in 1900-1901 and provided an additional 40 beds. A Nurses Home (John Roberston Nursing Home) was opened on Rathdowne Street in 1907; and an Administration Block or Administration Building was constructed on Pelham Street in 1912.⁴ The latter comprised the resident medical officer's quarters on the top floor, a flat for the Matron, library, boardroom and office.⁵ This was built at the same time as new surgical wards, mortuary and pathological departments were being added to the site.⁶

By the early 1940s, it was becoming clear again that the original site was inadequate, and an entirely new children's hospital was planned for a site in Royal Park, Parkville.⁷ Work began on the new hospital in 1951, and from this time, limited maintenance was undertaken on the Carlton buildings.⁸ The Royal Children's Hospital, under the presidency of Dame Elisabeth Murdoch, moved to its new premises in 1963.

By late 1964, St Nicholas Hospital, a hospital for children with intellectual disabilities, had been established at the Carlton site. The buildings underwent alterations to convert them to the hospital which provided accommodation for 300 children, and was a training institution for nurses, teachers and post-graduate students.⁹ The hospital operated until 1985.¹⁰

The former Children's Hospital site also has associations for Aboriginal people. It is regarded as a possible place of forced adoptions, and as a site where Aboriginal children had negative experiences.¹¹

Three nineteenth century terrace houses located at the south end of the site on Drummond Street, at nos 110-116, are included in the broader precinct. While not purpose-built for the hospital, they are understood to have been purchased as part of the historical scheme of buying up neighbouring properties. The terrace at no. 110 Drummond Street was constructed c. 1850s, while the pair at nos 112 and 114 were constructed in 1863.

Significant changes to the former hospital site occurred from the latter 1980s. On Drummond Street, with an address of 116 Drummond Street, two linear rows of residential townhouses were constructed on part of the site; and from the mid-1990s, the broader site housed the headquarters of BreastScreen Victoria.¹² Modern office buildings were constructed around this time; and more recently, the Victorian Health Promotion Foundation (VicHealth) has occupied the site. Another residential development/adaptation occurred in the late 2000s, specifically to the Nurses Home on Rathdowne Street.

Today, within the Former Children's Hospital Precinct, there are three remaining historic buildings formerly associated with the hospital:

- Princess May Pavilion, Pelham Street (1900-01)
- Nurses Home, Rathdowne Street (1907)
- Administration Building, Pelham Street (1912)

As noted, three Victorian terraces on Drummond Street are also within HO81. In addition, the large modern office development and residential townhouses to Drummond Street are within the extent of the precinct.

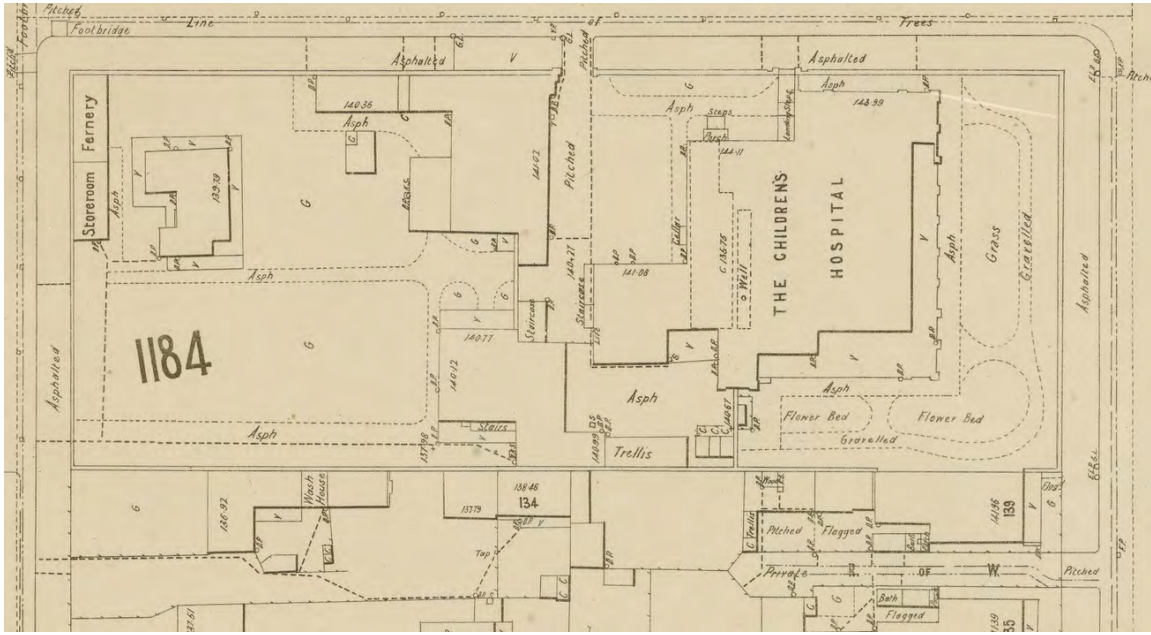


Figure 2 1896 MMBW Detail Plan No. 1184, City of Melbourne. The building at right, annotated 'The Children's Hospital', is Redmond Barry's former residence, which was demolished in 1911 and replaced by an Administration Block. North to top of image.
Source: State Library of Victoria



Figure 3 Rose Postcard photograph of Children's Hospital, c. 1920s-40s, at intersection of Rathdowne and Pelham streets; the building in the foreground was demolished in the 1990s; the Administration Building and Princess May Pavilion are at right.
Source: State Library of Victoria.



Figure 4 Administration Building and Princess May Pavilion, 1963, around the time of the hospital's move to Parkville.

Source: Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutters Bay, 1999, p. 383.



Figure 5 1945 aerial image of the subject site; this illustrates several buildings which were later replaced by modern development, including to the corner of Rathdowne and Pelham streets, and on Drummond Street. Approximate boundaries of precinct indicated

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

SITE DESCRIPTION

As noted, the former Children’s Hospital Precinct (HO81) comprises the following historic buildings:

- Princess May Pavilion, Pelham Street (1900-01)
- Nurses Home, Rathdowne Street (1907)
- Administration Building, Pelham Street (1912)
- Three Victorian terraces on Drummond Street

In addition, there are the late 1980s townhouses to Drummond Street, the mid-1990s office developments, works associated with adaptation of the historic buildings to office and residential uses, and later landscape works within the site of HO81.

Note the following does not describe the development and changes which have occurred to the rears and sometimes to the sides of the historic buildings.

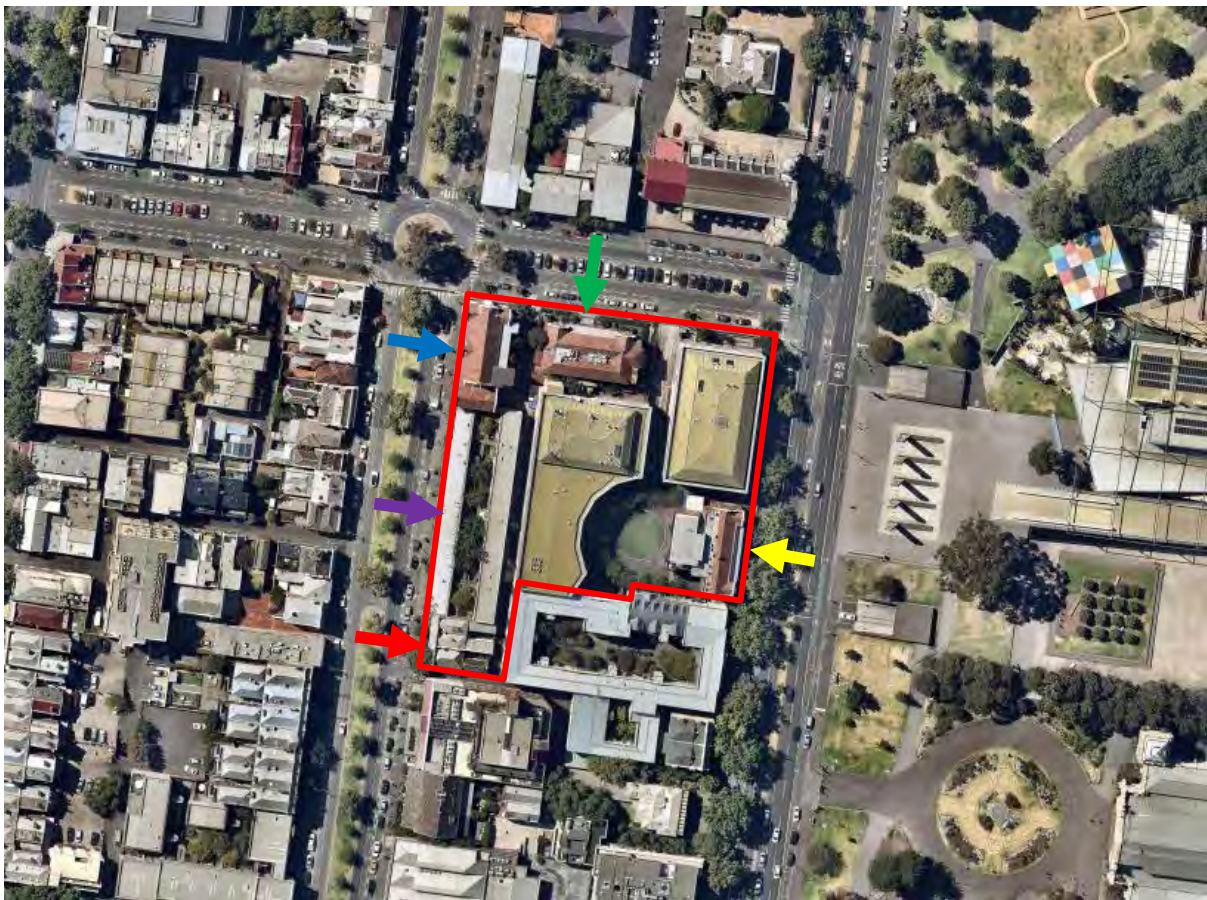


Figure 6 Recent aerial photograph of the subject precinct; yellow arrow indicates the Nurses Home; green arrow indicates the Administration Building; blue arrow indicates the Princess May Pavilion; purple arrow indicates 1980s townhouses; and red arrow indicates the three terraces to Drummond Street; the large buildings at centre and top right (within the site) are 1990s office developments

Source: Nearmap, February 2019

Princess May Pavilion, Pelham Street (1900-01)



Figure 7 Princess May Pavilion
Source: Lovell Chen

The Princess May Pavilion (Figure 7) is a large two-three storey face brick Edwardian institutional building of 1901-2, by Guyon Purchas and William Shields, prominently located to the corner of Pelham and Drummond streets. It is noted for its combination of eclectic Jacobethan and Art Nouveau motifs.¹³ The building has a high bluestone plinth, with a semi-basement level, and gable ended bays to its north, west and east elevations. A double-height brick arcaded verandah is located to the west elevation. The gable ends have ogee profiles to the tops of the gables, with the north gable having a canted bay upon corbelled chamfer-stops and bearing a seven-branched Art Nouveau motif. Oriel windows, again to the north, west and east elevations, have elaborately corbelled bases and diamond-tiled ogee profile roofs.¹⁴

Nurses Home, Rathdowne Street (1907)



Figure 8 Nurses Home
Source: Lovell Chen

The Nurses Home (Figure 8) is a substantial red brick, three-storey Edwardian institutional building of 1907 by William Shields.¹⁵ It has a highly symmetrical composition, with the three-storey central component featuring balconies at each level, flanked by prominent gable-ended pavilions. The gable ends have a 'double reverse' ogee profile and oriel windows with corbelled bases. Oriel windows to the flanking pavilions and the surrounds of the paired windows below them have glazed terracotta work; the ironwork of the balconies has simplified Art Nouveau detailing.¹⁶

Administration Building, Pelham Street (1912)



Figure 9 Administration Building

The Administration Building (Figure 9) is a substantial red brick, two-storey Edwardian institutional building of 1912 by William Shields,¹⁷ with a central verandah to the ground and first floors, located between flanking pavilion bays. The overall symmetry of the building harks back to the 1907 Nurses Home, but is offset by a lower level bay to the eastern end of the building. The brick work displays fine black tuck pointing, most evident to the protected walling within the verandah. The building features a terracotta tile clad hipped roof, while the pavilions feature decorative notched gables with a rendered moulding to the parapets, and an oculus vent located centrally to each gable. The verandah displays finely detailed Art Nouveau inspired ironwork to the post brackets and first floor balustrade. Tall rectangular window openings are located across the façade. It has been noted that this building illustrated within the context of the historic hospital development, an 'increasing taste for simplicity by taking the essential composition of the nearby nurses' home and eliminating the oriel windows and the glazed terracotta, while maintaining the double reverse ogee gables and the reduced art nouveau opera box balcony form'.¹⁸

Victorian terraces, Drummond Street



Figure 10 112-114 Drummond Street on the left and 110 Drummond Street on the right concealed by the tree

The Victorian terraces (Figure 10) on Drummond Street include a pair at 112-114, and a single dwelling at 110 Drummond Street. The terraces display features which are typical of the building type in Carlton and inner Melbourne. This includes the double-storey balconied form, ornamented parapets, lacework to verandahs, mouldings to window surrounds, and wing walls. As noted, the dwelling at no. 110 Drummond Street was constructed c. 1850s, while the pair at nos 112 and 114 were constructed in 1863. While these are comparatively early dates for terrace dwellings, the buildings currently present as later terraces which suggest they have had later nineteenth century makeovers.

1980s townhouses

The late 1980s townhouses (Figure 11) take the form of two long linear buildings of two and three storeys, with rendered walls and detailing and flat roofs. This is a non-contributory development.

Modern office buildings

The 1990s development is located at the corner of Pelham and Rathdowne streets and extends deep into the centre of the former hospital site. There is also a large central landscaped courtyard, sited to the west side of the Nurses Home on Rathdowne Street. The buildings are of four storeys with prominent mansard roofs. This is a non-contributory development.



Figure 11 Townhouse development to Drummond Street, with 1990s office development behind
Source: Lovell Chen

INTEGRITY

While the former Children’s Hospital complex has lost a number of its original buildings, and modern development has been constructed within the broader site, the three remaining former hospital buildings of 1900-1912 retain an overall high level of integrity; they also remain prominent buildings to Rathdowne, Pelham and Drummond streets.

COMPARATIVE ANALYSIS

The former Children’s Hospital was established in Carlton in 1876, albeit the remaining hospital buildings date from the Edwardian period, having been constructed in the years 1900 to 1912.

Regarding comparisons, there is nothing which is generally comparable historically in Melbourne, in terms of a dedicated children’s hospital of this scale in the late nineteenth and early twentieth centuries. While the Carlton facility was preceded by other hospitals for ‘sick children’ in Melbourne, including in 1870 and 1872 with one located in Spring Street,¹⁹ these earlier hospitals were typically in single buildings, or at least more modest buildings, which were not purpose-built.

Accepting this, the Edwardian period was a time which witnessed significant hospital development in Melbourne and more broadly in Victoria. The following examples are all included in the Victorian Heritage Register.

The former Fairfield Hospital, at Yarra Bend in Fairfield, opened in 1904 as the Queen’s Memorial Infectious Diseases Hospital. It was the first purpose-built, centralised isolation hospital for the treatment of infectious diseases in Victoria, and many of its buildings were constructed in a consistent Federation style in red brick with terra cotta tile roofs. The architects were Clegg, Kell and Miller; prominent Public Works Department Chief Architect, Percy Everett, was also involved in later building design.²⁰

Construction of the former Mont Park/Bundoora Psychiatric and Repatriation Hospitals Complex commenced in 1910. In 1912 the noted landscape gardener Hugh Linaker was also employed to layout the grounds of Mont Park, as he was with other State mental hospitals. Mont Park Hospital is significant for its early twentieth

century asylum design, and contains the Ernest Jones Hall, a rare example of an asylum chapel/hall in Victoria. Historically, the hospital complex demonstrates changing responses to twentieth century health needs and particularly mental illness; and is the only surviving purpose-built mental hospital in the State which accommodated psychological casualties after World War I.²¹

While originally on a grand scale, the former Queen Victoria Hospital Tower and perimeter fence are the last remnants of a women's hospital complex that once occupied the entire block bounded by Lonsdale, Swanston, Little Lonsdale and Russell streets in Melbourne's CBD. The Tower is a five-storey red brick Edwardian building constructed in 1910 to a design by JJ and EJ Clark and is one of several pavilions that once made up the hospital.²²

At Bairnsdale, the former hospital was designed by Harry B Gibbs in 1885, and Gibbs' four ornamental one- and two-storey pavilions were built in stages between 1886 and 1902, with further additions in different styles in 1911, 1913 and 1925. Interestingly, as a regional hospital, the facility incorporated dedicated buildings and wards to treat contagious diseases and sick children; a Nurses Home was also added in 1911.²³

Other hospital developments of this period include Royal Park Psychiatric Hospital (1906-1913); and Caloola Mental Hospital at Sunbury (1864 but substantially enlarged in the period 1891 to 1914).

Architecturally, the remaining historic hospital buildings of the former Children's Hospital in Carlton do not necessarily have direct comparisons with any of the above. None of the examples cited were also purpose-built for sick children, although the Bairnsdale Hospital as a regional facility treated children as well as other patients. However, it is apparent that the Carlton hospital was one of a number of hospitals in Melbourne and Victoria which were either constructed or underwent significant redevelopment in the first decade or so of the twentieth century. These also tended to specialise in discrete areas of health, including infectious diseases, mental health, women's health, and children as at Carlton. This was clearly a time when the growth of Melbourne, and the relative affluence of the city and state, allowed for the funding and construction of substantial hospital and medical institutions, which were specialised and well-served with modern purpose-built hospital facilities.

Examples referred to above, including comparative examples comprise the following places:

- Fairfield Hospital (Former), 101 Yarra bend Road, Fairfield (H1878, Figure 12)
- Former Mont Park Hospital, Ernest Jones Drive, Springthorpe Boulevard and Cherry Street, Macleod (H1872, Figure 13)
- Former Bairnsdale Hospital, 14 McKean Street, Bairnsdale (H2310, Figure 14)
- Former Queen Victoria Hospital Tower, 180-222 Lonsdale Street and 278-300 Swanston Street, Melbourne (H0956, Figure 15)



Figure 12 Fairfield Hospital (former) (H1878)
Source: Victorian Heritage Database



Figure 13 Former Mont Park Hospital (H1872)
Source: Victorian Heritage Database



Figure 14 Former Bairnsdale Hospital (H2310)
Source: Victorian Heritage Database



Figure 15 Former Queen Victoria Hospital Tower (H0956)
Source: Victorian Heritage Database

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 Children’s Hospital Precinct with frontages to Rathdowne, Pelham and Drummond streets, Carlton, and comprising the Princess May Pavilion (1900-01), Nurses Home (1907), Administration Building (1912) and terrace houses at 110-114 Drummond Street, is significant.

Within the precinct, the significance categories are as follows (Figure 16):

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.





-  Site Boundary
-  Significant
-  Contributory
- A Princess May Pavilion, Pelham Street
- B Administration Building, Pelham Street
- C Nurses Home, Rathdowne Street
- D Three Victorian terraces, Drummond Street

Figure 16 Significance categories in Former Children’s Hospital Precinct
Source: Nearmap (basemap)

HOW IT IS SIGNIFICANT

The Former Children's Hospital Precinct, comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The Former Children's Hospital Precinct, comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of historical significance (Criterion A). The hospital was established on this site in 1876, in Sir Redmond Barry's former house in Pelham Street, and was the principal hospital for children and paediatric care in Victoria for some 90 years. It was previously located in buildings in the CBD, having been founded by doctors John Singleton and William Smith in 1870, and reportedly the first paediatric hospital in the southern hemisphere. The three remaining purpose-built hospital buildings, being the Princess May Pavilion, Nurses Home and Administration Building were constructed in the early twentieth century as part of a comprehensive hospital building program, when existing buildings were replaced by purpose-designed buildings more suited to the hospital's growing requirements. The Carlton hospital was one of a number of major hospitals in Melbourne and Victoria which were either constructed or underwent significant redevelopment in the first decades of the twentieth century. These establishments tended to specialise in areas of health, including infectious diseases, mental health, women's health, and the health of children as at Carlton. This also occurred at a time when the growth and affluence of the city and state allowed for the funding and construction of substantial hospital and medical institutions. Following the opening of the new Royal Children's Hospital in Parkville in 1963, the Carlton facility was adapted to use as St Nicholas Hospital, for children with intellectual disabilities. The buildings underwent some alterations at this time, with St Nicholas Hospital closing in 1985. The three terraces to Drummond Street, while not purpose built for the hospital, are understood to have been acquired by the hospital during its period of expansion on the site, and therefore have an historical connection.

The Former Children's Hospital Precinct is also of aesthetic significance (Criterion E). The three purpose-built hospital buildings, constructed in the Edwardian period, are of considerable architectural merit and have a high level of external intactness. Their prominent red-brick forms are distinctive within the Carlton context and represent significant contributors to their respective streetscapes, being an important Carlton block. The stylistic cohesion of the three buildings also reflects the input of noted architects Guyon Purchas and William Shields, the latter believed to have been involved in all three building designs. Individually, the earliest of the buildings, the Princess May Pavilion, is noted for its combination of eclectic Jacobethan and Art Nouveau motifs, prominent gable ends with ogee profiles, canted bays and oriel windows, double-height brick arcaded verandah, and high bluestone plinth or semi-basement level. The Nurses Home has a highly symmetrical composition, with prominent gable-ended pavilions again with ogee profiles and oriel windows, flanking the central three-storey component with ironwork balconies incorporating Art Nouveau detailing. The last of the buildings, the Administration Building, has an overall symmetry and form which harks back to the 1907 Nurses Home, but with simplified detailing. Repeated here is the central balconied bay sited between prominent flanking pavilions with decorative notched gables, and again with an ogee profile.

RECOMMENDATIONS

Retain HO81 in Heritage Overlay. Recommend change from an individual heritage place to a heritage precinct, known as the Former Children's Hospital Precinct, with the following significance categories:

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.
- Schedule of the Former Children's Hospital Precinct is as follows.

Schedule of the Former Children's Hospital Precinct is as follows.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

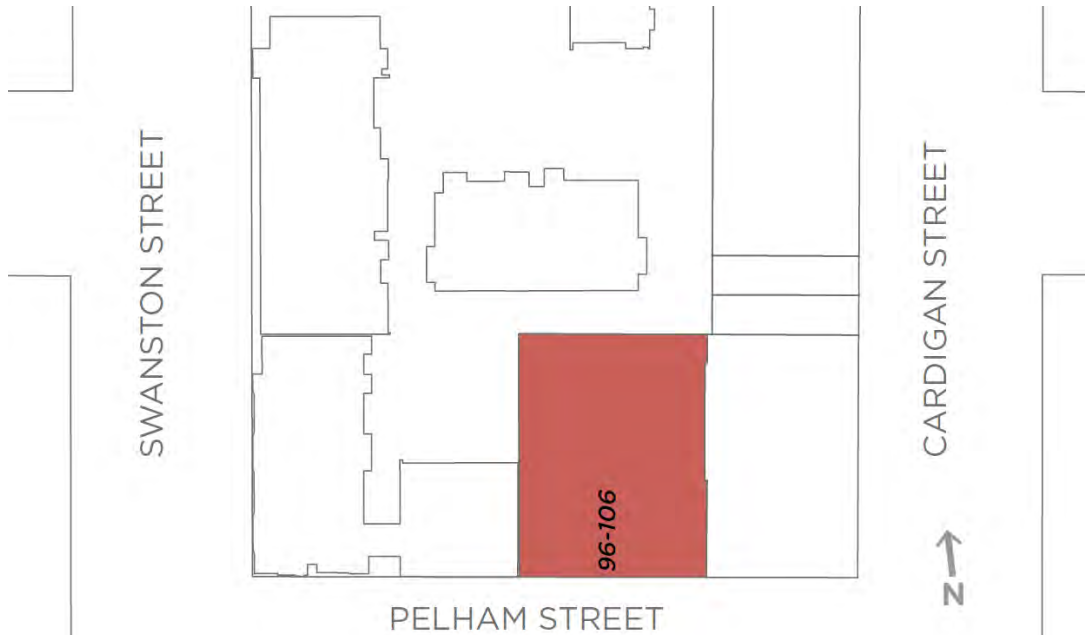
ENDNOTES

- 1 *Sands & McDougall* directory, 1873.
- 2 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, pp. 38-41.
- 3 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- 4 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 104.
- 5 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 37.
- 6 *Argus*, 16 December 1911, p. 18.
- 7 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 371.
- 8 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, pp. 373-378.
- 9 *Canberra Times*, 22 December 1964, p. 2.
- 10 Australian Psychiatric Care, 'St Nicholas Hospital', <http://www.ahpi.esrc.unimelb.edu.au/biogs/E000057b.htm>, accessed 19 October 2018.
- 11 Extent Heritage Traditional Owner engagement. See also *The Argus*, 11 August 1888, and <http://nla.gov.au/nla.news-article6897632>
- 12 BreastScreen Victoria, Annual Statistics Report, 1997, <https://www.breastscreen.org.au/about-us/resources-and-publications>, accessed on 19 October 2018.
- 13 National Trust of Victoria (Australia), <http://vhd.heritagecouncil.vic.gov.au/places/65492>, accessed 19 October 2018.
- 14 National Trust of Victoria (Australia), <http://vhd.heritagecouncil.vic.gov.au/places/65492>, accessed 19 October 2018.
- 15 National Trust of Victoria (Australia), <http://vhd.heritagecouncil.vic.gov.au/places/65492>, accessed 19 October 2018.
- 16 National Trust of Victoria (Australia), <http://vhd.heritagecouncil.vic.gov.au/places/65492>, accessed 19 October 2018.
- 17 National Trust of Victoria (Australia), <http://vhd.heritagecouncil.vic.gov.au/places/65492>, accessed 19 October 2018.
- 18 National Trust of Victoria (Australia), <http://vhd.heritagecouncil.vic.gov.au/places/65492>, accessed 19 October 2018.
- 19 The Royal Children's Hospital Melbourne, *A brief history of the RCH*, <https://www.rch.org.au/rch/about-us/history/#1874>, accessed 19 October 2018; see also <https://www.rch.org.au/archives/#our-places-3>, accessed 28 March 2019.
- 20 Victorian Heritage Database, *Fairfield Hospital (Former)*, <http://vhd.heritagecouncil.vic.gov.au/places/4884>, accessed 19 October 2018.
- 21 Victorian Heritage Database, *Former Mont Park Hospital*, <http://vhd.heritagecouncil.vic.gov.au/places/5619>, accessed 19 October 2018.
- 22 Victorian Heritage Database, *Former Queen Victoria Hospital Tower and Perimeter Fence*, <http://vhd.heritagecouncil.vic.gov.au/places/774>, accessed 19 October 2018.
- 23 Victorian Heritage Database, *Former Bairnsdale Hospital*, <http://vhd.heritagecouncil.vic.gov.au/places/4736>, accessed 19 October 2018.

SITE NAME 96-106 PELHAM STREET, CARLTON

STREET ADDRESS 96-106 PELHAM STREET, CARLTON

PROPERTY ID 107553



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE A3

HERITAGE OVERLAY HO82

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE

FACTORY/WAREHOUSE

DESIGNER / ARCHITECT / ARTIST: CHARLES WEBB

BUILDER: HARRY LOCKINGTON

DESIGN PERIOD: VICTORIAN PERIOD (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION: 1885

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

It is recommended that the extent of the Heritage Overlay be amended to correct the mapping of HO82 as indicated at Figure 2.

Extent of overlay: The current extent of overlay is indicated at Figure 1, covering only the smaller brick building, and not the main heritage building. This should be amended and extended to reflect the mapping at Figure 2.

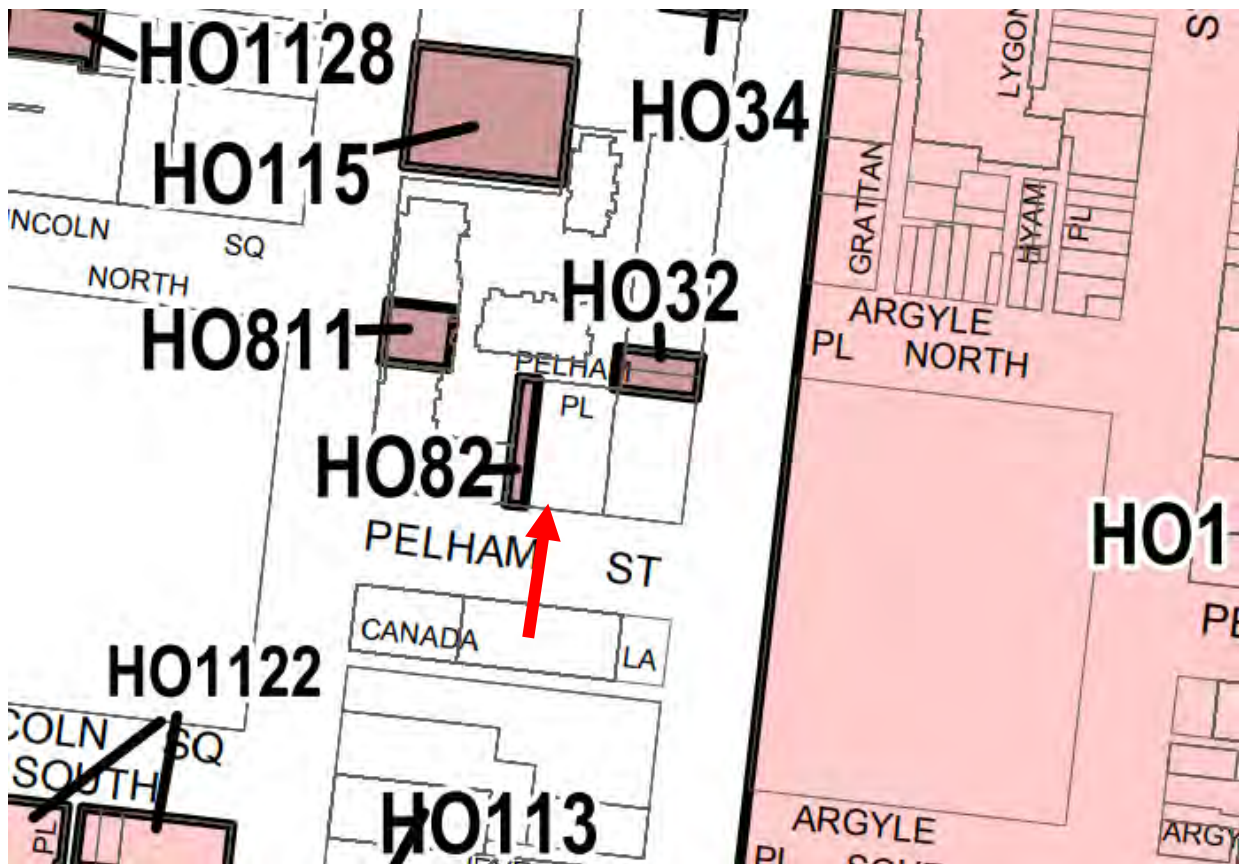


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO82)
 Source: Melbourne Planning Scheme

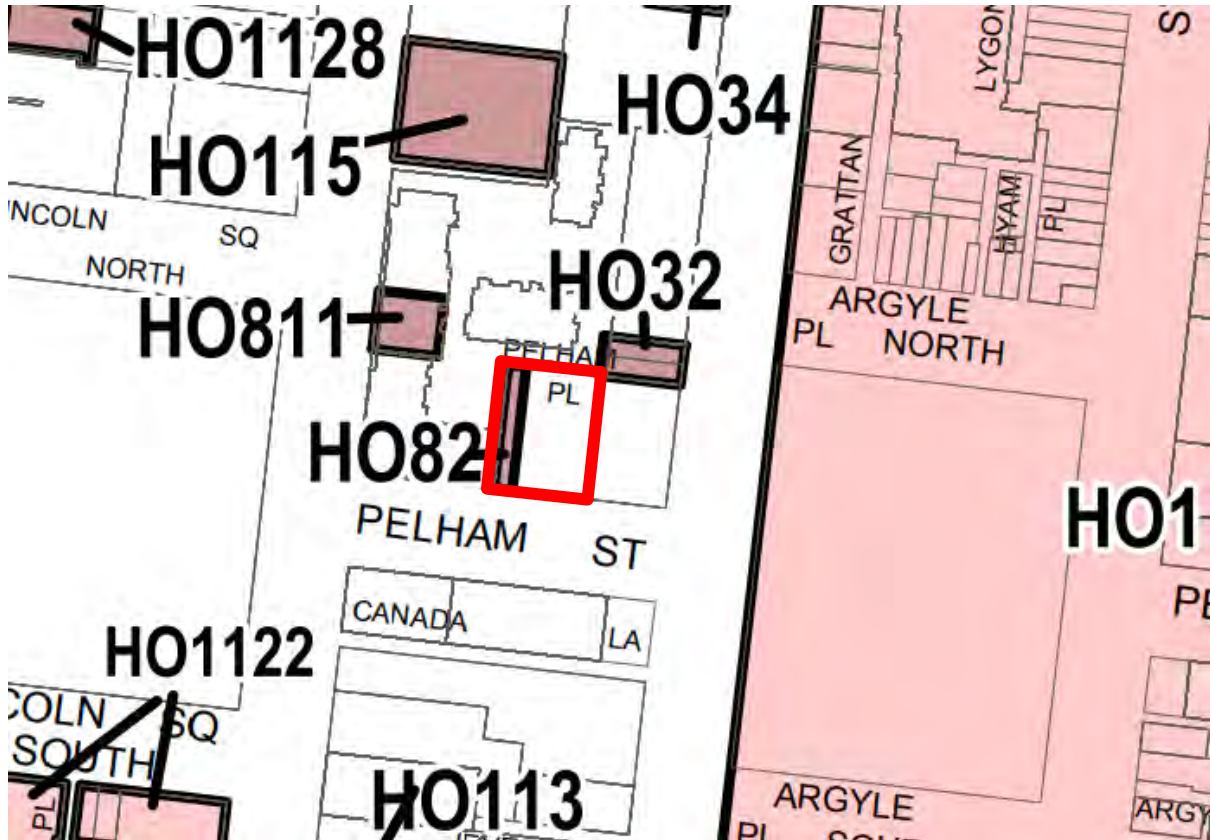


Figure 2 Detail of HO Map no. 5 with the correct extent of subject site indicated
Source: Melbourne Planning Scheme

SUMMARY

The substantial polychrome brick factory/warehouse with associated residence at 96 Pelham Street, Carlton, dates from 1885. It is substantially externally intact and a rare example of a manufacturing building of this age and scale in Carlton. It is of local historical (including rarity) and aesthetic significance.

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 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 site was sold as part of Crown allotments 19 and 20 of Section 32, in Carlton, Parish of Jika, as part of early land sales in Carlton. The allotments were purchased in 1854 by Martin Sheedy (CA 19) and Robert Sutherland (CA 20).² An 1866 plan (Figure 3) of Port Phillip prepared by H L Cox shows early development on the site.

In mid-1884, architect Charles Webb advertised for tenders to construct a three-storey clothing factory and store in Pelham Street for the 'Messrs Banks and Co, warehousemen.'³ A notice of intent to build submitted to the City of Melbourne identifies Harry Lockington as the builder.⁴

Clothing manufacturers Banks & Co had established operations as 'warehousemen and manufacturers' at the corner of Lonsdale and Swanston streets in the c. late 1860s. By the 1880s, the firm had a five-storey warehouse in the east end of Flinders Lane.⁵ The 1885 municipal rate books describe the subject factory in Carlton as a brick clothing factory of three storeys, valued at a net annual value (NAV) of £350.⁶

The substantial factory building attracted some attention, including two lengthy descriptions, including in the *Argus* in May 1885:

The rapid expansion of the manufacture of ready-made clothing in Melbourne during the last few years, and the provisions enforced by recent enactments as to the accommodation of the workpeople, have led to a great improvement in many of the large clothing factories in the city. Amongst others, Messrs Banks and Co., of Flinders-lane east have found it necessary to erect a larger factory in connexion with their businesses as softgoods warehousemen ... [Charles Webb] was entrusted with the task of designing a new factory that should be in every way equal to modern requirements. The site chosen was in Pelham-street

[The building] is a substantial structure of two stories [sic.] ... It is built in the Italian style, of red brick, relieved with white bricks and moulded strings. The windows are segmental headed, with ornamental keystones, and surmounted by bold cement cornices.⁷

The article also described the interior of the building, with men employed on the open-plan ground floor where cutting and other machinery was located, with the first floor occupied by the 150 female employees, who undertook 'tacking, trimming, stitching [and] button-holing'.⁸ With such a large female workforce, Banks & Co also claimed they were the first to adopt the wage terms which had been the outcome of the Tailoresses' Strike of the early 1880s.⁹ A two-storey brick residence was built at the rear of the site for 'the accommodation of the storeman', although this appears to have become a caretaker's residence.¹⁰

Banks and Co. and their factory were also included in the commemorative publication, *Victoria and its Metropolis, Past and Present*, of 1888:

Their present factory, which was built about four years since, is pleasantly situated in Pelham-street, Carlton, in proximity to the University gardens and other grounds, which gives it an advantage as a workroom over factories situated in the centre of the city ... being only recently built it accords strictly with the requirements of the Factories Act.¹¹

The factory can be seen on the Melbourne and Metropolitan Board of Works (MMBW) detail plan of 1896 (Figure 5). The plan shows two stables on the site, with laundry, and the location of a lift to the east elevation of the factory building. The 160':1" plan shows the materiality of these buildings, with the two stables

buildings shown as timber. At the north-east of the site is a brick building, likely to be the caretaker's residence. A caretaker was noted in the *Sands & McDougall directory* at the site as early as 1895, with a caretaker remaining onsite until the 1920s.¹² Two crossovers/vehicle entrances are also shown on the 1896 plan, at the west and east ends of the Pelham Street frontage, to either side of the factory building.

The company remained at the site until 1927.¹³ That year the site was put up for sale, with advertising noting it to be a 'unique opportunity to acquire a large area close to the city'.¹⁴ As noted in the advertisement, the Banks & Co. site extended to Cardigan Street, although what the 'other brick buildings' comprised is unclear. A 1927 oblique aerial (Figure 7) shows the rear (north) of the site, with the caretaker's residence and the low-scale stabling visible. This photograph also indicates that the brick wall/entry to the west of the building had been constructed, enclosing the stables yard on this side of the factory. Buildings at the corner of Cardigan Street do not appear to be associated with the Pelham Street factory. The site appears to have retained this layout into the mid-twentieth century, as can be seen on a 1945 aerial and 1946 oblique aerial photograph (Figure 8-Figure 9).

The City of Melbourne building application index lists a series of small alterations and additions having been made to the building between the 1930s and 1970s. In 1989, significant alterations were undertaken, described as 'refurbishment', likely associated with its conversion to an office building.¹⁵ These works appear to have been undertaken without impact on the presentation of the building to the street.

The building was classified by the National Trust of Australia (Vic) in 1981. A plaque was subsequently prepared by the Trust and fitted to the exterior of the building. The building was also photographed by National Trust honorary photographer John T Collins in 1982 (Figure 10).

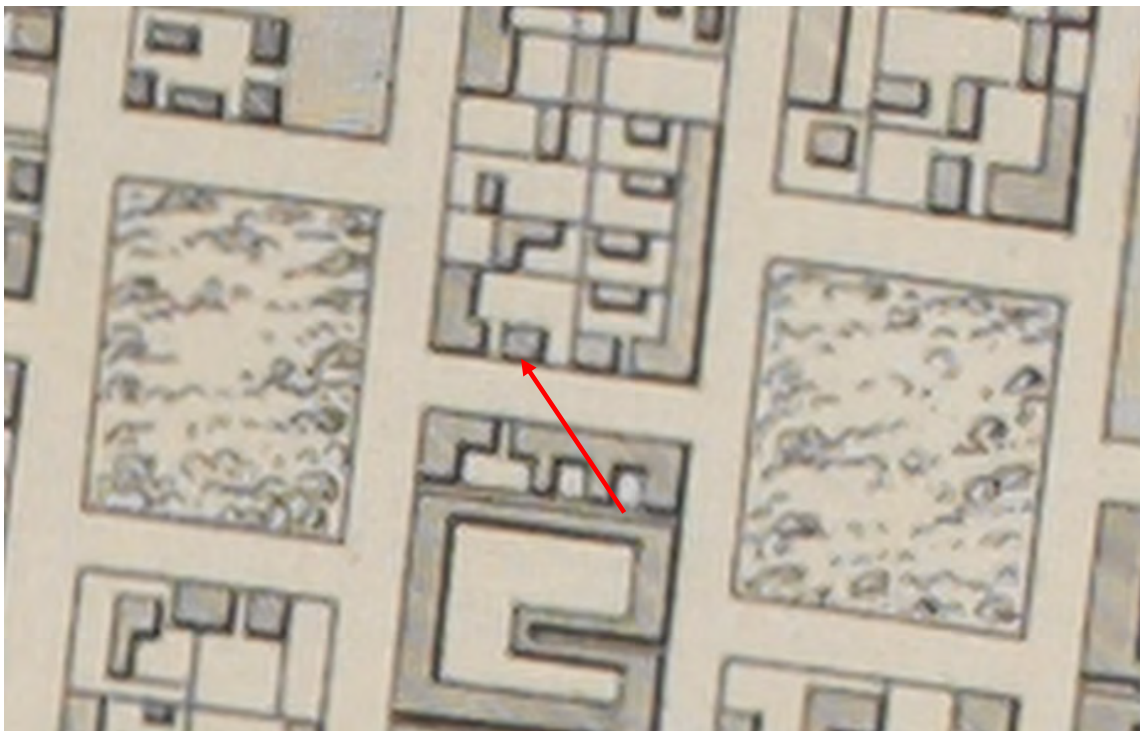


Figure 3 Detail of H L Cox plan, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1866, with small building on Crown allotments 2 and 3 indicated
Source: State Library of Victoria



Figure 4 Banks & Co's factory, Pelham Street, 1888
Source: *Victoria and its Metropolis, Past and Present*, Vol. IIB, p. 592, facsimile edition, Today's Heritage, 1977.

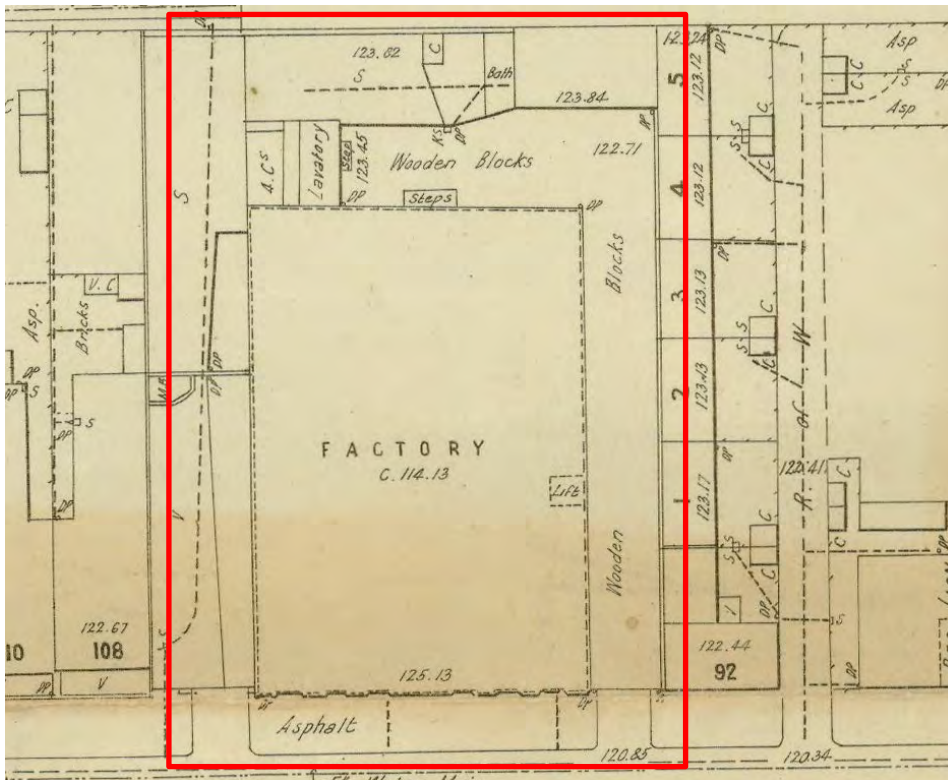


Figure 5 MMBW detail plan no. 1178, 1896, with subject site indicated
Source: State Library of Victoria

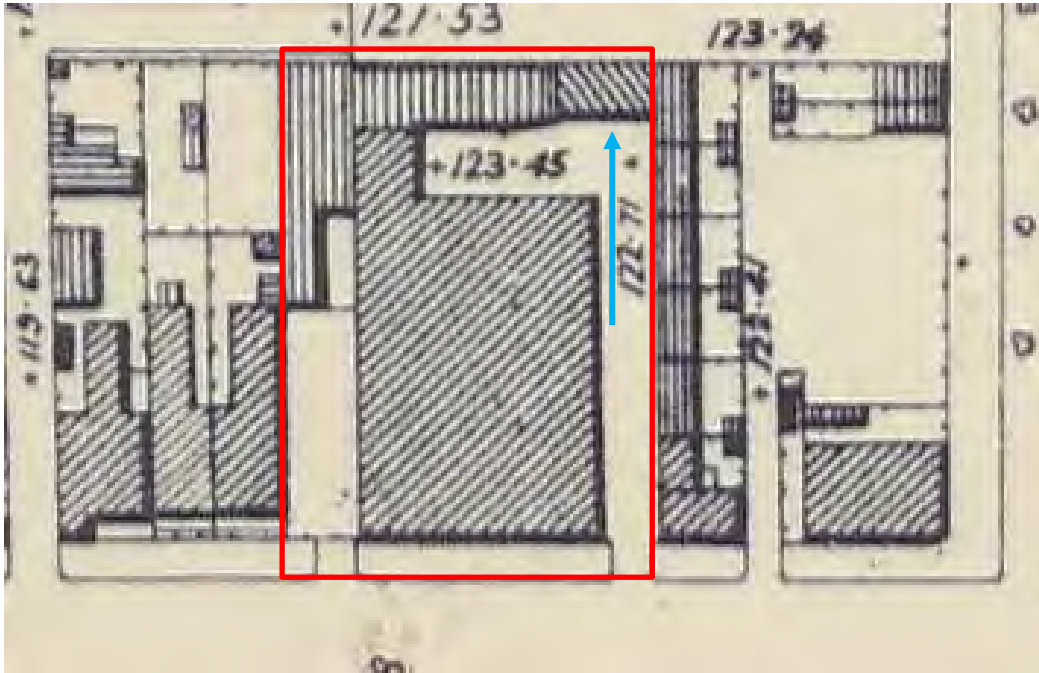


Figure 6 Detail of MMBW 160':1" plan no. 30, 1896. Brick caretaker's residence indicated by blue arrow
Source: State Library of Victoria

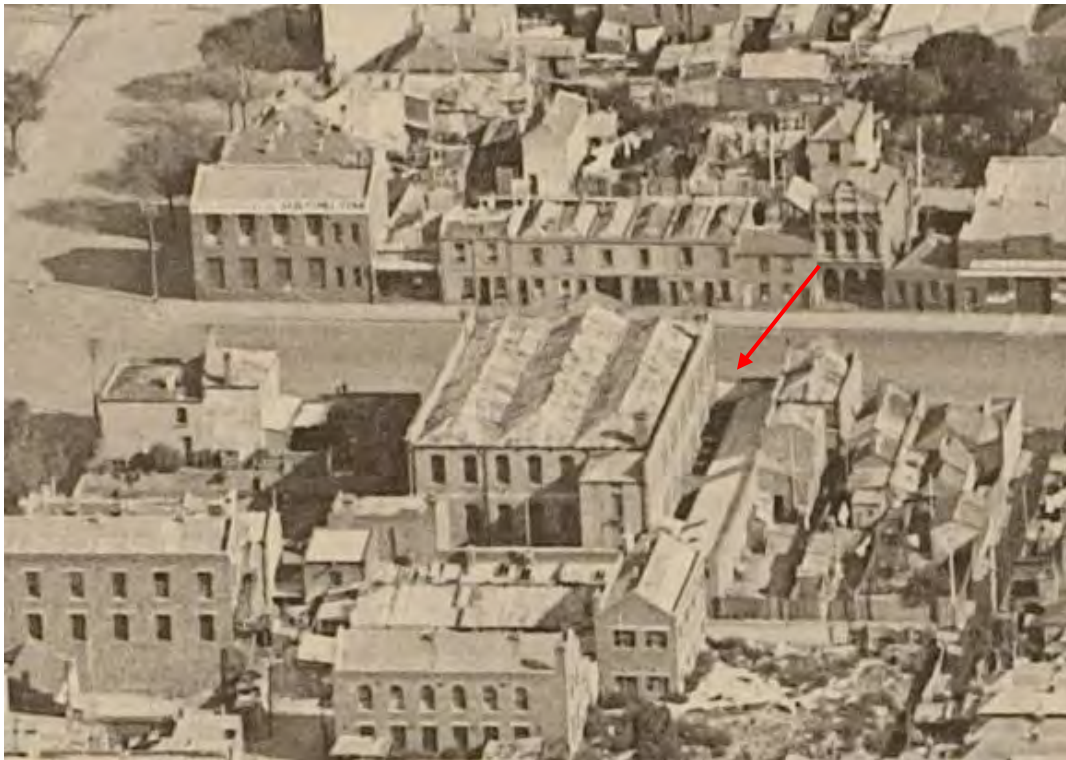


Figure 7 Detail of oblique Airspy view of Carlton, 1927, showing rear (north) of warehouse; the vehicle (carriage gate) entry and driveway on the west side (indicated) has been roofed over by this time, as per the current condition
Source: Airspy collection, H2501, State Library of Victoria



Figure 8 Detail of 1945 aerial photograph, with subject site indicated
Source: Central Plan Office, Landata

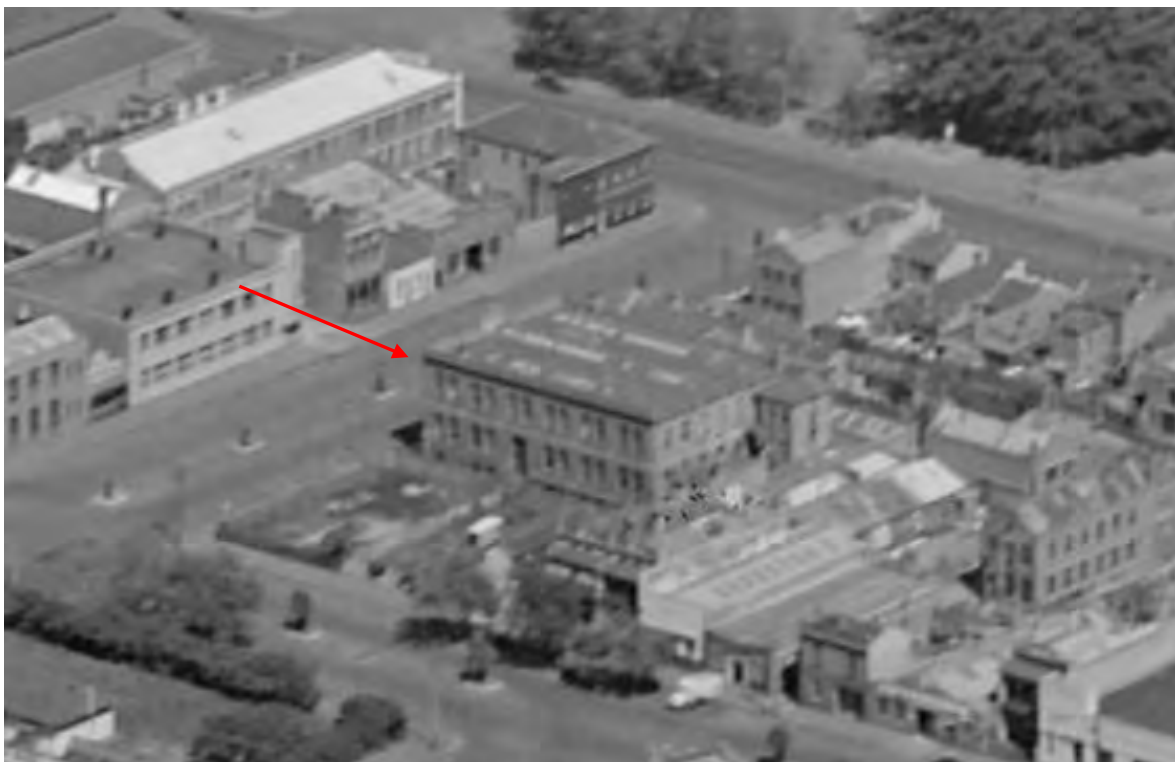


Figure 9 Oblique aerial photograph of Carlton, 1946, looking south-west with factory building (east elevation) indicated
Source: Airspy collection, H91.160/470, State Library of Victoria



Figure 10 Subject building, 1982; note the carriage gate at left
Source: J T Collins collection, H94.200/227, State Library of Victoria

SITE DESCRIPTION

The building was constructed in-1885 to designs by architect, Charles Webb, for Banks and Co (Figure 11). It is a warehouse and factory building of two storeys plus part basement, designed in the manner of an Italian palazzo and incorporating polychrome brickwork to its exterior.

A central entry in the Pelham Street footpath level leads to a small foyer incorporating a short flight of stairs to ground floor level, located half a storey above the street. The building is constructed in red brick, with floors articulated externally by deep string courses in cream brick and by a substantial cornice at parapet level. Tall windows at ground and first floor levels adopt a segmental-headed form. Brick voussoirs in alternating colours flank rendered ornamental keystones. Sliding sash windows survive throughout. More modest basement windows at footpath level incorporate similar details. An opening along the east-facing façade of the building is identified in the MMBW plan of 1894 as housing a goods lift (Figure 5). It is unclear whether any part of this mechanism survives.

To the west of the building, a yard, possibly incorporating a verandah, is evident in early MMBW plans (Figure 5, Figure 6). A street wall and carriage gate were constructed between 1896 and 1927 (Figure 7). These have subsequently been converted and incorporated into small retail premises. The carriage entrance survives but has been infilled with a modern shopfront.

A two-storey residence in the north-eastern corner of the site dates from the original construction of the factory/warehouse in 1885 for 'the accommodation of the storeman'.¹⁶ This dwelling is substantially concealed from the street although its two-storey red brick form and tall chimneys are evident along an accessway to the east of the factory. Some original windows survive at first floor level although a substantial new opening likely to date from the mid twentieth century has overwritten the character at ground floor level.



Figure 11 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 12 96-106 Pelham Street, Carlton



Figure 13 96-106 Pelham Street, Carlton, former carriage gate (at left); former residence at rear (at right)

INTEGRITY

The factory/warehouse on the site presents to the street as a building in a high state of integrity. The carriage entry to the west of the factory and the residence to its northeast survive in somewhat degraded states of integrity.

COMPARATIVE ANALYSIS

Carlton in the nineteenth century was largely residential in character, with commercial streets and historic shops and hotels scattered throughout. Commercial and factory buildings were rare with few constructed in the suburb, before 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.

As a substantial Victorian enterprise to a large footprint, the subject building is reasonably rare in Carlton being more consistent with larger factories and warehouses constructed close to the wharfs or the city centre. Similar examples survive in Niagara Lane, Hardware Lane, Flinders Lane and elsewhere. Broadly speaking, the redevelopment of Carlton as a manufacturing suburb began, in earnest, in the early twentieth century with the greater part of the extant manufacturing premises constructed in the interwar period.

The following provides a limited list of comparable buildings in the municipality:

- 106-112 Hardware Street, four storey Victorian warehouses (HO1045)
- 4-6 and 8 Goldie Place, two storey Victorian warehouses (HO1044)

- 60-66 Hardware Lane, three two storey Victorian warehouses (HO666)
- 55-57 Hardware Lane, three storey Victorian factory (HO665)
- 63-77 Hardware Lane, Row of four storey Victorian warehouses, HO667
- 362-364 Little Bourke Street, four storey Victorian commercial building (HO1051)
- 23-31 Niagara Lane, four two storey Victorian warehouses, (HO726, VHR H0473, Figure 15)
- 365-367 Little Bourke Street, three storey Victorian warehouse and commercial building, HO1052
- 61-69 A'Beckett St, two storey Victorian warehouse, (HO515, VHR H0980, Figure 14)
- 62-6 King Street, Melbourne, c. 1852, HO675 (VHR H0396)
- 129-131 Flinders Lane, Melbourne (HO638, VHR H0428)

The subject building is similar in terms of age, intactness, integrity and design quality to many of these warehouses. It compares readily with Eadies Building at 61-69 A'Beckett St which is included within an individual Heritage Overlay and is on the Victorian Heritage Register, and to other bichrome or polychrome factory/warehouse buildings such as those found in Niagara and Hardware lanes.

The designs of a number of the buildings noted above incorporate a patterned face brick expression to walls known as polychromy. The introduction of polychromy to local architectural practice is generally attributed to noted architect, Joseph Reed. Reed had emigrated to Melbourne in 1853 where he set up the first major private architectural office in Melbourne.

As Tibbitts and Goad note:¹⁷

A trip to Europe for Reed in 1863 engendered an enthusiasm for the polychrome brick architecture of Lombardy, Italy and this found immediate results in Reed's Romanesque-inspired designs for the Independent Church, Collins Street, Melbourne (1866).

Given Melbourne's excellent clays for making bricks in rich browns and creams, Reed extended these Romanesque themes to residential architecture in Fredrick Sargood's mansion Rippon Lea at Elsternwick (1868).

From this time, a polychrome expression became an accepted alternative to a smooth rendered finish for Italianate buildings. Charles Webb, the designer of the subject building, was one of a number of local practitioners to embrace this form of expression¹⁸ and the subject building is an understated but intact example of this, late-Victorian, design practise.

In relation to Webb, the Encyclopedia of Australian Architecture notes:

Charles Webb (1821-98) was born in Suffolk, England, the youngest son of William Webb, a builder. He completed his articles in London. In 1830, his elder brother James (1808-70) had migrated to Van Diemen's Land and Webb determined to join him in the colonies. He arrived in Melbourne in 1848, where his brother had now settled, commencing practice with James as Architects and Surveyors.

One of the brothers' early works was the Gothic Revival St Paul's Anglican Church in Melbourne (1850-2), (demolished) ... They completed numerous houses, stores and warehouses as well as additions to churches of various denominations and Mac's Hotel, Franklin Street (1853). James Webb had been the builder of the first Melbourne synagogue to the design of Charles Laing in 1847-8. The congregation was soon in need of larger accommodation and Charles Webb was the architect of the new synagogue, Bourke Street, Melbourne (1854) much admired in goldrush Melbourne for its grand Corinthian portico.

Webb was in Partnership with Thomas Taylor (c. 1820-72) between 1854 and 1858, when his brother left for England, completing Christ Church South Yarra, Vic. (1856), St

Andrew's Church, Brighton, Vic. (1856), and the Melbourne Church of England Boys' Grammar School, South Yarra, Vic. (1856) in the Gothic Revival idiom. From 1858 he was in sole practice until two of his sons ... joined him in practice in 1888. In this period he designed some of Melbourne's most prominent buildings mostly in [a smooth rendered] Italianate or Renaissance Revival style including Wesley college, Prahran, Vic. (1864), the Royal Arcade, Melbourne (1869), the mansion Mandeville Hall, Toorak, Vic. (1876), the South Melbourne Town Hall (1878), Tasma Terrace, East Melbourne (1878) and the Grand Hotel (now Windsor Hotel), Spring Street, Melbourne (1883-4). He also designed a significant number of churches using the Gothic Revival mode, including the Church of Christ, Swanston Street, Melbourne, Vic. (1863).

The 1880s represented the high water mark of Webb's practice. While Banks & Co's factory in Pelham Street, 1885 is a capable design from this extraordinary body of work, it is not regarded as a key element in Webb's catalogue. It is noted that Webb produced a number of other works in polychrome brickwork including: the Former Congregational Church, Black Street, Brighton (1875, H075, VHR724); the former Yarra Park Primary School No.1406 (HO173, VHR H0768, 1874 and 1877,) and the Linay Pavilion of the Alfred Hospital (Figure 17, 1885, HO422, VHRH2295). The subject building survives as a representative example of the work of this notable architect.



Figure 14 Warehouse, 61-69 A'Beckett Street, Melbourne
Source: Victorian Heritage Database



Figure 15 Warehouse, 23-31 Niagara Lane, Melbourne
Source: Lovell Chen



Figure 16 Windsor Hotel, Spring Street, Melbourne, Charles Webb, architect
Source: Booking.com



Figure 17 Linay Pavilion, Alfred Hospital, Commercial Road, Melbourne, Charles Webb, architect
Source: Pintrest

ASSESSMENT AGAINST CRITERIA

Yes	CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).
Yes	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 manufactory and store at 96-106 Pelham Street, Carlton, constructed in 1885 for Banks & Co to a design by noted architect Charles Webb, is significant.

HOW IT IS SIGNIFICANT

The former manufactory and store at 96-106 Pelham Street, Carlton, is of local historical (including rarity) and aesthetic significance.

WHY IT IS SIGNIFICANT

The former manufactory and store at 96-106 Pelham Street, Carlton, is of historical significance (Criterion A). The building, with an associated storeman's residence, was constructed in 1885 for clothing manufacturers Banks & Co, to a design by noted architect Charles Webb. Banks & Co had originally established their operations in the city in the late 1860s, before expanding by the 1880s into a large warehouse in Flinders Lane,

the emerging focus of Melbourne's 'rag trade'. The Carlton building was a clothing factory and store, constructed at a time when the manufacture of ready-made clothing was expanding, consistent also with the economic Boom in Melbourne. The property is also significant as a rare example of a manufacturing building of this age and scale in Carlton. This may in part explain the positive attention the development received from the Melbourne press, where Banks & Co were couched as benevolent employers. The building was described in the *Argus* of May 1885 as a new factory which was 'in every way equal to modern requirements'; and in 1888 by *Victoria and its Metropolis, Past and Present* as having an advantage over factories situated in the centre of the city, and built strictly in accordance with 'the requirements of the Factories Act'. Banks & Co employed a large female workforce, and claimed to have adopted the wage terms which were the outcome of the Tailoresses' Strike of the early 1880s.

The former manufactory and store is also of aesthetic significance (Criterion E). It is substantially externally intact, of two storeys plus part basement, designed in the manner of an Italian palazzo and incorporating fine polychrome brickwork. Floors are articulated externally by deep string courses in cream brick and by a substantial cornice at parapet level; and tall windows at ground and first floor levels adopt a segmental-headed form, with brick voussoirs in alternating colours flanking rendered ornamental keystones. The original storeman's, later caretaker's residence survives, as does the street wall and carriage gate constructed between 1896 and 1927. While the 1880s represented the high water mark of Charles Webb's practice, the 1885 factory in Pelham Street is a capable design rather than a key element in Webb's catalogue. He did however produce a number of works in polychrome brickwork, and the polychrome expression of the subject building distinguishes it from the majority of later manufacturing, light industrial and warehouse buildings in Carlton, which were often utilitarian in design and unassuming in their presentation (Criterion B).

RECOMMENDATIONS

Amend the Heritage Overlay map and retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- ¹ 'Carlton', in RBA Architects + Conservation Consultants, *City North Heritage Review: Overview and Recommendations (volume 1)*, January 2014, p.8.
- ² Parish plan, Carlton at Jika Jika, Melbourne Sheet 6, M314 (M), Department of Lands & Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- ³ *Argus*, 3 June 1884, p. 2, record no. 13074, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 25 October 2018.
- ⁴ City of Melbourne, Notice of Intent to Build, 19 June 1884, no. 941, record no. 78850, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 26 October 2018.
- ⁵ *Victoria and its Metropolis, Past and Present*, Vol. IIB, p. 592, facsimile edition, Today's Heritage, Melbourne, 1977.
- ⁶ City of Melbourne, rate books, Volume 24: 1885, rate no. 1134, VPRS 5708/P9, Public Record Office Victoria.
- ⁷ *Argus*, 14 May 1885, p. 6.
- ⁸ *Argus*, 14 May 1885, p. 6.
- ⁹ *Argus*, 14 May 1885, p. 6.
- ¹⁰ *Argus*, 14 May 1885, p. 6.
- ¹¹ *Victoria and its Metropolis, Past and Present*, Vol. IIB, p. 592, facsimile edition, Today's Heritage, Melbourne, 1977.
- ¹² *Sands & McDougall directory*, 1895, 1927.
- ¹³ *Sands & McDougall directory*, various dates, 1910-1927.
- ¹⁴ *Herald*, 16 February 1927, p. 14.
- ¹⁵ City of Melbourne, Building Application Index, 96-106 Pelham Street, Public Record Office Victoria, via www.ancestry.com.au.
- ¹⁶ *Argus*, 14 May 1885, p. 6.
- ¹⁷ Phillip Goad and George Tibbitts in Phillip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*, 2012, pp. 586-7.
- ¹⁸ Allan Willingham, Twentyman & askew, in Phillip Goad and Julie Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, p. 720.

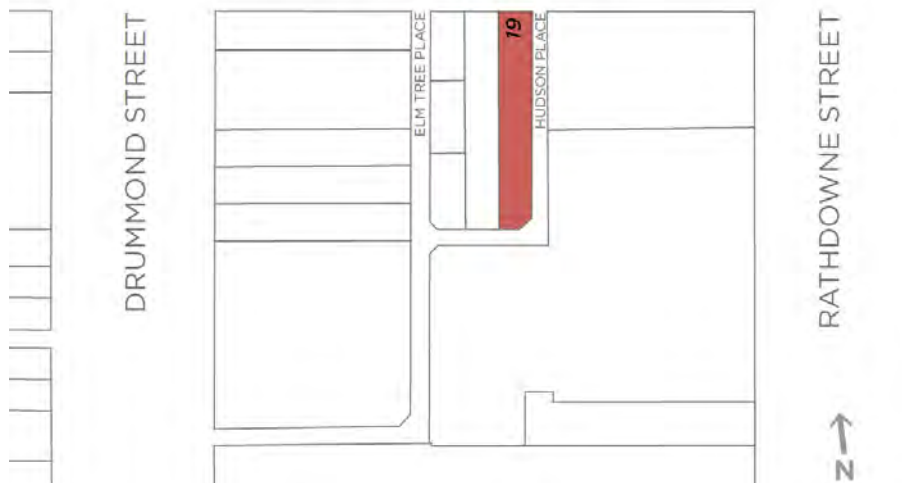
SITE NAME 19 QUEENSBERRY STREET, CARLTON (GAVAZZI TERRACE)

STREET ADDRESS 19 QUEENSBERRY STREET, CARLTON

PROPERTY ID 107861



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE

C1

HERITAGE OVERLAY

H087

PROPOSED CATEGORY

SIGNIFICANT

PLACE TYPE

DWELLING

DESIGNER / ARCHITECT / ARTIST:

TWENTYMAN & ASKEW

BUILDER:

A BECKETT

DESIGN PERIOD:

VICTORIAN PERIOD (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION:

C.1889

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: the extent is illustrated at Figure 1.

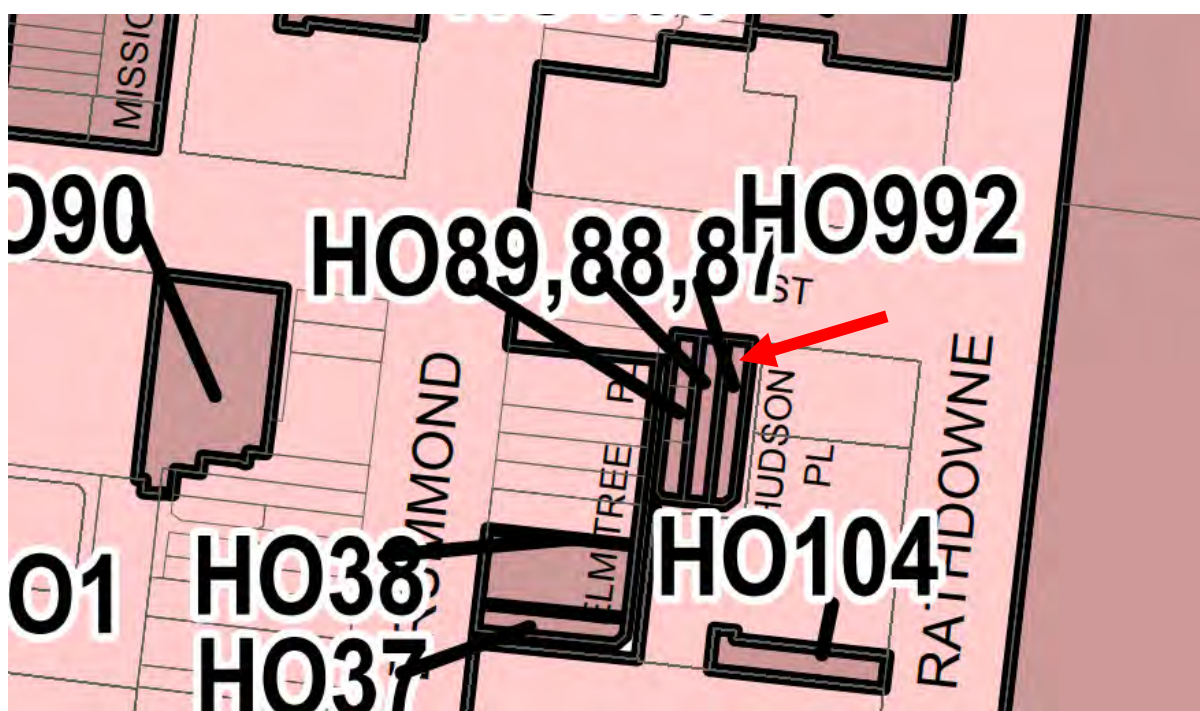


Figure 1 Detail of HO Map no. 5 with the subject site indicated
Source: Melbourne Planning Scheme

SUMMARY

The two-storey brick terrace house at 19 Queensberry Street, Carlton, constructed in c. 1889, is of local historical and aesthetic significance. The external integrity of the dwelling is high, and that of the property overall is enhanced by the survival of the stable to the rear. It was designed by noted architects Twentyman & Askew, is in the Italianate style and is particularly distinguished by its bichrome face brick expression.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half

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

SITE HISTORY

The two-storey brick terrace house at 19 Queensberry Street, Carlton was constructed for Howard Nelson Proctor in c. 1889. The building was designed by architects Twentyman & Askew, and constructed by Prahran builder, A Beckett.² Proctor named his residence 'Gavazzi Terrace', after the reformist Italian preacher who died in 1889.

Prior to the 1880s, the site had formed part of a reserve for a Wesleyan Chapel, which became the Wesleyan Immigrants Home (Figure 2) in the early 1850s. A c. 1880s photograph (Figure 3), taken from the roof of the Royal Exhibition Building, shows the minister's residence, at the eastern end of Queensberry Street, with the adjacent site, including the subject site, as vacant. This area of Carlton subsequently gained a level of standing and exclusivity with the opening of the Royal Exhibition Building in Carlton Gardens in 1880, opposite the subject site; and its holding of the two 1880s International Exhibitions.

Twentyman & Askew called for tenders for the subject building in April 1889, and a notice of intent to build was lodged with the City of Melbourne in June 1889 for the construction of a two-storey house.³ The building is recorded in the 1890 municipal rate books, as a brick house of ten rooms with a stable, valued at a net annual value (NAV) of £120.⁴ The building can be seen in the MMBW detail plan of 1896 (Figure 4), with a tiled side passage along the length of its rear wing and a chamfered stables building at the rear of the property. The 160-foot to 1-inch plan shows the stables to be constructed of brick. The property at this time was known as 65 Queensberry Street, before renumbering of this street took place in the 1960s.⁵ Proctor died in 1914, aged 75, and the *Spectator and Methodist Chronicle* noted that he had long been connected to the Wesley Church in Lonsdale Street.⁶

The residence became a boarding house during the 1920s, operated by Millicent Eastwood who purchased the property in that period 1920s. The conversion of large private dwellings into boarding houses was not uncommon in the early decades of the twentieth century, and occurred throughout inner Melbourne.

As noted in her Australian Dictionary of Biography entry:

Millicent and her daughters occupied two bedrooms upstairs, and had a living-room and kitchenette downstairs. The other lodgers were Australians. During World War II the first Greek tenant arrived; eventually seven of the tenants came from Greece.⁷

The residence can be seen in a 1945 aerial photograph (Figure 6) with the hipped roof of the brick stable building to the rear, which is still extant.

Eastwood occupied the residence until her death in 1946, after which it was purchased by her two daughters.⁸ A Miss A Eastwood was listed at the residence the 1974 *Sands & McDougall* directory, making nearly 50 years occupation by the same family.⁹

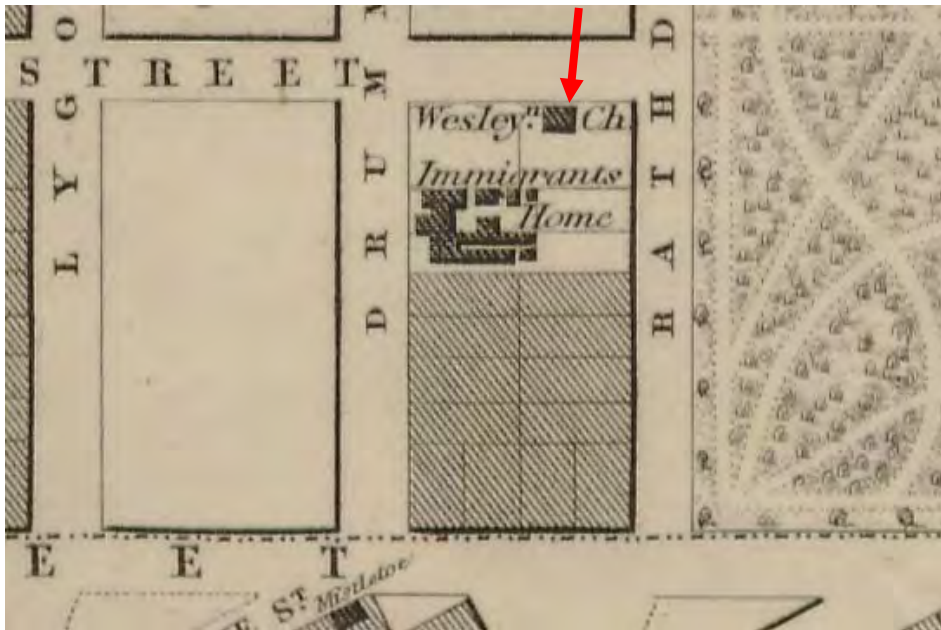


Figure 2 Portion of 'Map of Melbourne and its suburbs', 1855, by James Kearney, with subject site indicated
Source: State Library of Victoria



Figure 3 View of intersection of Rathdowne and Queensberry streets, c. 1880s, with subject site indicated (prior to construction of the dwelling)
Source: Photographer unknown, H4570, State Library of Victoria

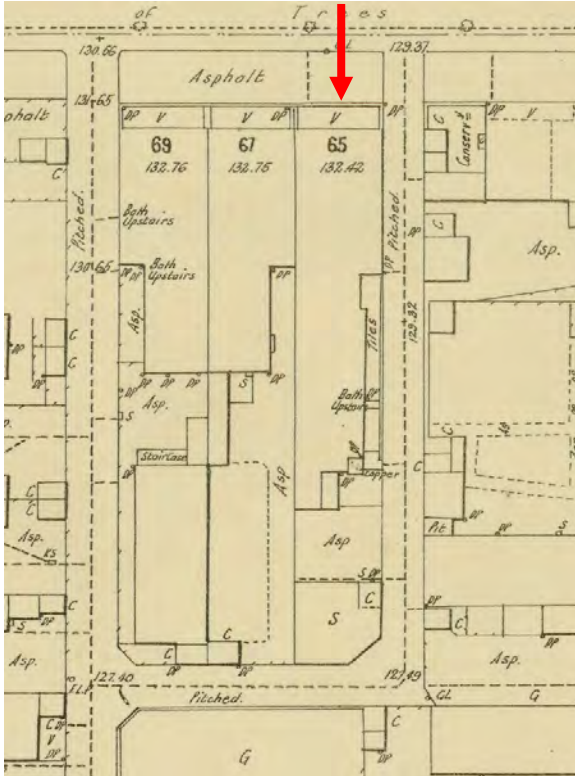


Figure 4 MMBW detail plan 1180 and 1181, 1896 with the subject property indicated
Source: State Library of Victoria

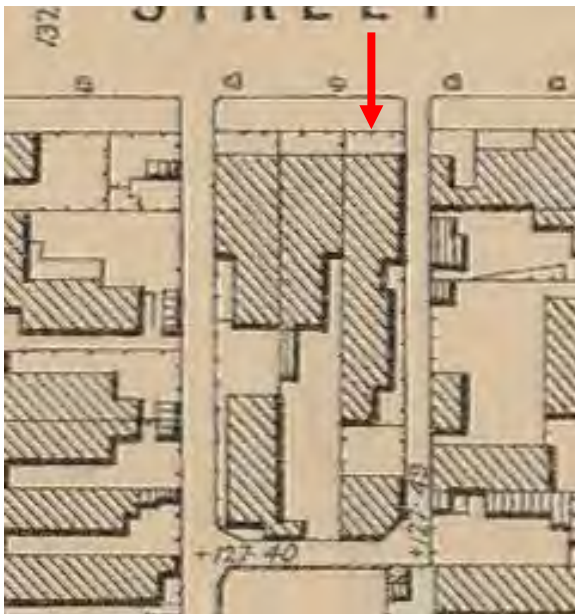


Figure 5 MMBW 160':1" plan no. 28, 1897, with the subject property indicated
Source: State Library of Victoria



Figure 6 1945 aerial photograph of subject site (indicated)
Source: Central Plan Office, Landata

SITE DESCRIPTION

Constructed in 1889 to designs by Twentyman & Askew, 'Gavazzi Terrace', is a two-storey Italianate dwelling in bichrome face brick with rendered details (Figure 7). It abuts a ROW (right of way) to its east side. The dwelling incorporates an original double-storey verandah and is notable for its intactness, bichrome expression and for brick stables surviving at the rear of the site.

Wingwalls extend to the property boundary to create a small tiled setback at ground floor level and balcony area above. The verandah is constructed to the street frontage and incorporates an offset cast iron column at ground and first floor levels which rises to lacework friezes. Cast iron balustrades to the first floor balcony survive. The verandah roof adopts a concave profile. At street level, an original cast iron palisade fence and gate survives although a concrete screed has been poured over remnant tiles in the front setback area. Timber-framed, double-hung sash windows at ground floor level survive within segmental arched openings. These incorporate unusual moulded brick architraves. A similar arrangement survives at first floor level. An original door and sidelights survive.

The building is notable for patterning to its walls in red and cream brick. This takes the form of cruciform devices to walls, contrasting brick banding to arches above windows and doors and red brick panels under window sills. Rendered detailing is generally limited to the upper sections of the wingwalls and the parapet which adopts a balustraded form with a central circular pediment incorporating a signage panel and the name 'Gavazzi Terrace'.

The dwelling retains a hipped roof to the street volume and a separate hipped roof to a more modest, two storey wing to the rear. Original slate roof cladding has been replaced in corrugated steel throughout although its original chimneys survive.

The canted form of the original stable in the south-eastern corner of the site remains legible from the ROW (Figure 10). The original door opening survives although the doors have been removed and a roller shutter door introduced. A night soil hatch at the northern end of the stable has been bricked up but remains visible.



Figure 7 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 8 19 Queensberry Street facade (at left); ground floor verandah (at right)



Figure 9 19 Queensberry Street, parapet details



Figure 10 The stable to the rear of 19 Queensberry Street

INTEGRITY

The external integrity of the dwelling is high, with that of the property overall enhanced by the survival of the stable to the rear.

COMPARATIVE ANALYSIS

The subject two storey dwelling is a straightforward example of the Italianate style distinguished by its polychrome face brick expression. It was designed by the notable architectural firm of Twentyman and Askew.

The Italianate mode had become a common architectural expression in Melbourne by the 1880s. As Timothy Hubbard noted in the *Encyclopedia of Australian Architecture*:¹⁰

Flexibility and adaptability were the secrets to the success of the Italianate style. It could range from the simplest of buildings to the grandest. It was not a precise style and could accommodate different levels of architectural sophistication. It could be formally symmetrical or informally asymmetrical. The style was easy to copy and could be used by speculative builders buying stock items for decoration. Most importantly, the Italianate style used the vocabulary of classical architecture freely but sparingly, generally with relatively plain expanses of wall and hipped roofs with bracketed eaves.

Australia's first example of Italianate architecture is sometimes taken to be the New South Wales' 'Bungaribee' (1825, demolished), although this formed a reasonably crude precursor to the fully-developed style.¹¹ The mode received immense attention and popularity following the construction of Queen Victoria and the Prince Consort's Osborne House on the Isle of Wight (1845), which became the inspiration for William Wardell's Government House in Melbourne (Figure 11, 1870-6).¹² A range of local practitioners including Wardell, Joseph Reed, Thomas Watts, William Salway and others worked exclusively in the mode while others such as J.A.B. Koch and Charles Webb offered a mantle of Italianate detailing as one of a range of architectural expressions that could be applied.

The style was ubiquitous in Melbourne in the 1870s and 1880s and was the logical stylistic choice as the first wave of development in Carlton was replaced with more permanent buildings. In the current study area, comparable villas in an Italianate mode survive at:

- 71 Cardigan Street, Carlton (Figure 12, HO28)
- 245-259 Cardigan Street, Carlton (Figure 14, HO34)
- 49 Rathdowne Street, Carlton (Figure 13, HO104)

These nearby examples illustrate the key elements of the Italianate style such as two-storey verandahs and complex rendered detailing which typify the mode locally. While the subject dwelling takes the same form as the examples cited above, it provides a variation on the theme through the incorporation of patterned polychrome brickwork providing an additional layer of decorative detail. The subject building survives as a particularly intact example which demonstrates its Italian inspiration through its form and detailing and, as discussed below, through its polychrome (more specifically bichrome) brick expression. Within the group identified above, the building appears to be the most intact externally.

As noted above, relatively plain rendered wall surfaces adorned with limited Renaissance Revival decorative devices such as urns, orbs and scrolls, typified the Italianate mode in Melbourne. However some buildings were designed to incorporate a patterned face brick expression to walls known as polychromy. The introduction of polychromy to local architectural practice is generally attributed to, noted architect, Joseph Reed. Reed had emigrated to Melbourne in 1853 where he set up the first major private architectural office in Melbourne.

As Tibbitts and Goad note:¹³

A trip to Europe for Reed in 1863 engendered an enthusiasm for the polychrome brick architecture of Lombardy, Italy and this found immediate results in Reed's Romanesque-inspired designs for the Independent Church, Collins Street, Melbourne (1866).

Given Melbourne's excellent clays for making bricks in rich browns and creams, Reed extended these Romanesque themes to residential architecture in Fredrick Sargood's mansion Rippon Lea at Elsternwick (1868).

From this time, a polychrome expression became an accepted alternative to a smooth rendered finish for Italianate buildings and was particularly popular for suburban villas around Melbourne. The use of polychromy in residential buildings remained an enduring practice into the twentieth century. The subject building is a capable and substantially intact example of this, late-Victorian, design practise. It stands alone in the group of buildings noted above for its bichrome expression.

The subject building was constructed to designs by Twentyman and Askew. The Encyclopedia of Australian Architecture notes,¹⁴

In 1872 [carpenter and builder, Edward] Twentyman assumed the rank of self-educated architect and from modest beginnings gradually rose to prominence. In 1882, [Twentyman's brother in law David] Askew, having graduated from the University of Melbourne, became a partner in the new firm of Twentyman and Askew, architects and licensed surveyors. Their big break came in 1883 when they won the design competition for the Cairns Memorial Church in East Melbourne. The firm flourished in the 1880s land boom decade, with Askew's fashionable Italian Mannerist style winning many commissions for city warehouses, flour and sugar mills, suburban mansions and villas, shops and offices, with Fink's Block Arcade in Collins Street, Melbourne (1890-3), R.C. Brown's Stallbridge chambers in Little Collins Street (formerly Chancery Lane) Melbourne (1891). The Australian Sugar Works at Port Melbourne (1891), the Melbourne Tramway and Omnibus Company's atypical Commercial Gothic offices in Bourke Street, Melbourne being their most notable works in the period. In July 1890, the Twentymans returned to England, leaving Askew as a sole practitioner.

While the design is of value as a work of this major practice, it is not seen to be a key work in the oeuvre of Twentyman and Askew.



Figure 11 Government House, Melbourne
Source: Victorian Heritage Database



Figure 12 Clare House, 71 Cardigan Street,
Carlton (HO28)
Source: Lovell Cen



Figure 13 49 Rathdowne Street, Carlton (HO104)
Source: Lovell Chen



Figure 14 247 and 249 Cardigan Street, Carlton
(HO34)
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 two-storey brick terrace house at 19 Queensberry Street, Carlton, constructed in c. 1889, is significant.

HOW IT IS SIGNIFICANT

The two-storey brick terrace house at 19 Queensberry Street, Carlton, constructed in c. 1889, is of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

The two-storey brick terrace house at 19 Queensberry Street, Carlton, as constructed in c. 1889 for Howard Nelson Proctor, to a design by noted architects Twentyman & Askew, is of historical significance (Criterion A). It was named 'Gavazzi Terrace', after the reformist Italian preacher who died in the year of the house's construction. Its late 1880s date is consistent with the development of more substantial and ornate residences in Carlton, including in the area in proximity to the prestigious Royal Exhibition Building and Carlton

Gardens, another highly significant Carlton (and Melbourne) development of the decade. The 1880s was the noted Boom period in Melbourne, and this together with proximity to the REB, was reflected in the handsome and substantial dwelling, of ten rooms plus stables, at the time of its completion.

The dwelling is also of aesthetic significance (Criterion E). The dwelling is in the Italianate style and is distinguished by its bichrome face brick expression, and noteworthy for its external intactness and the surviving brick stables to the rear. Original elements of note include the cast-iron double-height verandah, iron palisade fence and gate to the property frontage, entrance door and sidelights, and windows at ground and first floor levels with segmental arched openings and unusual moulded brick architraves. The building is also notable for the patterning to its walls in red and cream brick, which takes the form of cruciform devices to walls, contrasting brick banding to arches above windows and doors, and red brick panels under window sills; and the balustraded parapet with a central circular pediment incorporating a signage panel and the name 'Gavazzi Terrace'. The overall expression of the dwelling shows the hand of the noted architects involved. The canted form of the original stable also remains legible from the ROW.

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

- 1 *Sands & McDougall directory*, 1873.
- 2 Notice of Intent to Build, 5 June 1889, no. 3926, Burchett index, via Miles Lewis Australian Architectural Index, record no. 79528, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 September 2018.
- 3 Twentyman & Askew, List of tenderers, SLV MS138/2, 30 April 188, record no. 26925, and Notice of Intent to Build, 5 June 1889, no. 3926, Burchett index, record no. 79528, via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 September 2018.
- 4 City of Melbourne, rate books, Volume 29: 1890, Smith ward, rate no. 2627, VPRS 5708/P9, Public Record Office Victoria.
- 5 *Sands & McDougall directory*, 1960 and 1965.
- 6 *Spectator and Methodist Chronicle*, 2 October 1914, p. 1558 and 4 December 1914, p. 1883.
- 7 John Ritchie, 'Eastwood, Millicent (1872–1947)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/eastwood-millicent-10090/text17805>, published first in hardcopy 1996, accessed online 11 September 2018.
- 8 John Ritchie, 'Eastwood, Millicent (1872–1947)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/eastwood-millicent-10090/text17805>, published first in hardcopy 1996, accessed online 11 September 2018.
- 9 *Sands & McDougall directory*, 1974.
- 10 Timothy Hubbard, in Phillip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, 2012, pp. 356-357.
- 11 Phillip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, 2012, pp. 356-357.
- 12 Phillip Goad and Julie Willis, *The Encyclopedia of Australian Architecture*, 2012, p. 356.
- 13 Phillip Goad and George Tibbitts in Goad and Willis (eds), *The Encyclopedia of Australian Architecture*, 2012, p. 586-7.
- 14 Allan Willingham, Twentyman & askew, in Goad and Willis (eds) *The Encyclopedia of Australian Architecture*, 2012, p. 720.

SITE NAME FORMER CATHOLIC APOSTOLIC CHURCH COMPLEX

STREET ADDRESS 53-63 QUEENSBERRY STREET, CARLTON

PROPERTY ID 107864



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE A1

HERITAGE OVERLAY HO90

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE CHURCH COMPLEX

DESIGNER / ARCHITECT / ARTIST: LEONARD TERRY

BUILDER: NOT KNOWN

DESIGN PERIOD: VICTORIAN PERIOD (1851-1901)

DATE OF CREATION / MAJOR CONSTRUCTION: 1867/1888

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
8. BUILDING COMMUNITY LIFE	8.1 MAINTAINING SPIRITUAL LIFE

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: The extent of overlay is indicated at Figure 1.

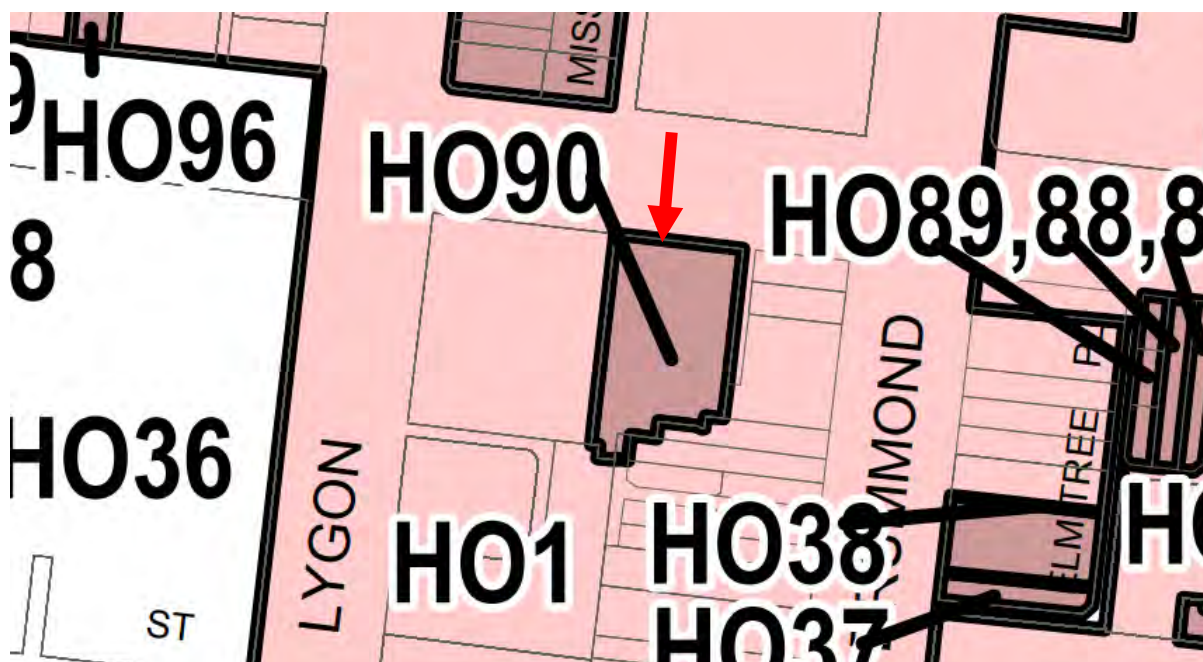


Figure 1 Detail of HO Map no. 5 with the subject site indicated
Source: Melbourne Planning Scheme

SUMMARY

The former Catholic Apostolic Church complex at 59 Queensberry Street, Carlton, now known as the Romanian Orthodox Church of St Peter and Paul, originally constructed in 1867 and incorporating extensions and building works of 1888, is of local historical and aesthetic significance; it is also of representative value. The subject church and its complex have high integrity to its 1880s form and character. Overall, it is a substantial and intact nineteenth century church complex, in the early English Gothic style, which retains the key historic elements of a functioning church, and has been in operation since the 1860s.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main

thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets.² This included the Primitive Methodist Church, at the corner of Lygon and Queensberry streets, on which a bluestone church was constructed in 1864; and St Andrews Presbyterian Church, often known as the Gaelic Church, which was constructed in 1854-55 at the north-west corner of Queensberry and Rathdowne streets. Neither of these churches are extant.

SITE HISTORY

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets.³ This included the Primitive Methodist Church, at the corner of Lygon and Queensberry streets, on which a bluestone church was constructed in 1864; and St Andrews Presbyterian Church, often known as the Gaelic Church, which was constructed in 1854-55 at the north-west corner of Queensberry and Rathdowne streets. Neither of these churches are extant.

In 1864, a site was temporarily reserved for the Catholic Apostolic Church, comprising Crown allotment 9, block 18 of the Parish of Jika, fronting Queensberry Street, and adjacent to the Primitive Methodist reserve. In September 1864, a board of trustees for the Catholic Apostolic Church was appointed, which included William Wilson, likely the University of Melbourne academic, and Martin Howy Irving, whose father was Edward Irving, the Scottish preacher who founded the Irvingite or Catholic Apostolic Church. Martin Irving was also a professor at the University of Melbourne, having arrived in Melbourne in 1856.⁴ The reserve was permanently gazetted in April 1867.⁵

A bluestone church was designed for the denomination by the prolific architect Leonard Terry.⁶ Terry was well-known for his church buildings in this period, particularly Anglican churches, with many designed as 'austere' bluestone buildings. Terry also undertook commissions for the Roman Catholic Church, as well as numerous bank buildings.⁷

The new church was completed by June 1867, with the publication of newspaper advertisements for regular Monday evening sermons at the Catholic Apostolic Church.⁸ A correspondent to the *Australasian* observed that 'the handsome church recently erected in Queensberry Street, Carlton, is a proof of the prosperity and progress of the [Catholic Apostolic] denomination'.⁹ John Douglas, a correspondent from the *Weekly Times* visited the church in 1873 and described the building:

The building in which this unique Church meets stands on the western side of Carlton Gardens. It is a [modest] structure externally, of the customary Noah's Ark style of church architecture, with no pretensions beyond some stained glass in the oriel window.¹⁰

Internally, however, the building was more detailed, with Douglas wondering if he had 'blundered unwittingly into a Roman Catholic Chapel?'¹¹ The Apostolic denomination relied on oral tradition, 'elaborate ritual' and gave 'no encouragement to new members'.¹² The description of an externally modest and unadorned building aligns with two photographs of the building taken in the 1870s (Figure 2 and Figure 3). These photographs show the bluestone building as a gable-roofed structure, with central arched tracery window to Queensberry Street, and entry to the church from a side entrance to the east.

In the late 1880s 'extensive additions' were undertaken at the site, under the supervision of architects Terry and Oakden, with construction in progress in July 1887.¹³ Approval for the reopening of the church was given by the Board of Health in September 1888.¹⁴ These works comprised the substantial demolition and rebuilding of the 1860s church, retaining only a portion of the 1867 building to Queensberry Street, and resulting in a much larger structure to the rear of this retained component. The bluestone additions also included a presbytery to the south-west of the church building, the addition of transepts and other changes to the building's roof form. The (then) new form of the building can be seen in the Melbourne and Metropolitan Board of Works (MMBW) plans of 1896 (Figure 4 and Figure 5). An oblique aerial photograph of 1927 (Figure 6) also shows changes to the building, as a much more substantial structure than its 1860s presentation. In this image, and reflected in the current form, the presbytery of 1888 has in fact gained an additional bay to its west side, representing further additional works and expansion to the buildings on the site.

The Catholic Apostolic Church was founded in the early nineteenth century in England,¹⁵ at a time when non-conformist and independent churches, and indeed break-away church groups and congregations were being formed and were proliferating. Many of these found their way to Australia, not least of all due to the gold rushes.

The church remained as a Catholic Apostolic Church into the 1970s. In 1972, the first Romanian Orthodox Church was established in the building.¹⁶



Figure 2 Catholic Apostolic Church (at left, indicated) on Queensberry Street, 1872; the adjoining church visible at right is the Primitive Methodist Church, constructed some three years before the subject building

Source: PIC/12254/1007, National Library of Australia



Figure 3 View of Queensberry Street from Gaelic Church, 1875, with the Catholic Apostolic Church indicated, and the Primitive Methodist Church of 1864 to its right; note the timber picket fence to the boundary

Source: Charles Nettleton, photographer, H88.22/25, State Library of Victoria

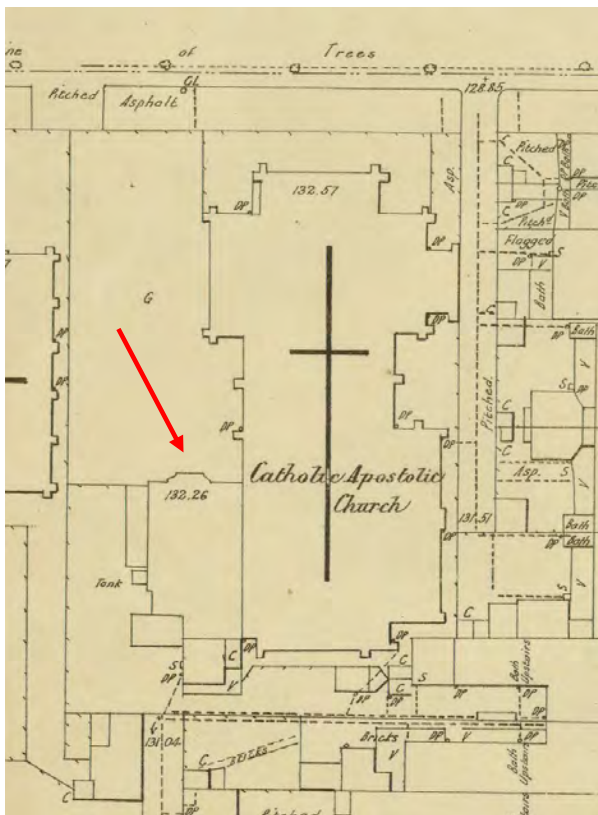


Figure 4 MMBW detail plan no. 1180 and 1181, 1896, showing footprint of Catholic Apostolic Church; the later presbytery addition is indicated. Queensberry Street is at the top of the image

Source: State Library of Victoria



Figure 5 MMBW 160':1" plan showing Catholic Apostolic Church site, no. 28, 1897
Source: State Library of Victoria



Figure 6 Oblique aerial view of church, 1927; note presbytery addition at right (indicated)
Source: Airspy, H2501, State Library of Victoria

SITE DESCRIPTION

The former Catholic Apostolic Church complex, now known as the Romanian Orthodox Church of St Peter and Paul is a handsome bluestone Gothic Revival church and relatively externally intact to its 1880s form. It was constructed in c. 1867 for the Catholic Apostolic Church and was designed by the prominent Melbourne architect, Leonard Terry. It was substantially demolished and enlarged 1888.¹⁷ At that time, the northernmost sections of the building were retained and a more substantial bluestone church was constructed incorporating a

larger nave, transepts and an attached presbytery to its south-west. While the additions of 1888 were undertaken with regard to the pre-existing style and materiality, and those sections of the building closest to the street were retained, the simple, early character of the building was substantially altered at that time.

As constructed, the building took the form of a long, simple volume constructed in bluestone (Figure 3) with buttresses to corners and access from a side entrance to the east. Its steeply-pitched hipped roof was clad in slate with simple ventilators. These elements survive and the Queensberry Street frontage continues to be dominated by the main gabled end wall. A tall central window takes the form of a pointed arch and incorporates window tracery and quoin details to reveals. Bluestone side porches in this section of the building date from the 1888 works. To the rear, a substantial bluestone volume - again incorporating a steeply pitched slate-tiled roof - comprises the tall nave of the church. It incorporates short gable ended transepts. The presbytery of 1888 abuts the rear of the church. It is visible from the street, although it is set some distance into the site behind a generous garden setback. The presbytery extends the understated Gothic stylings of the church comprising two simple gable-ended volumes to the street and incorporating tall chimneys and decorated barge boards into its expression. Each volume incorporates a canted bay window projecting into the garden setback. As noted in the history, the western bay or gabled volume of the presbytery is believed to have been added after 1897.

The buildings are set in landscaped grounds, with paved areas and paths to the front and side of the church and a small garden area to the north-west. The front fence is a metal palisade arrangement on a stepped bluestone plinth. Bluestone piers are positioned at both ends of the Queensberry Street frontage and the fence includes several pedestrian gates. Images from the 1870s (Figure 2, Figure 3) show the original timber picket fence to the Queensberry Street (refer Figure 4 - Figure 5). This fence had been replaced by the current fence by the 1930s.

The group generally survives in a high state of intactness and integrity to its 1888 state. A finial to the street in the form of a crucifix visible in early images (Figure 2) has been removed but the buildings are otherwise substantially intact with respect to their presentation to the street.



Figure 7 Recent aerial photograph of the subject site
Source: Nearmap, February 2019



Figure 8 West side of church, showing adjoining presbytery
Source: Lovell Chen

INTEGRITY

The subject church and presbytery and broader church complex have high integrity to its 1880s form and character.

COMPARATIVE ANALYSIS

The former Catholic Apostolic Church in Queensberry Street, Carlton, is an early church in an early English style to designs by prolific local architect Leonard Terry. Miles Lewis notes,¹⁸

The Roman Catholic Church was the second largest denomination in Victoria until 1971, when it became the largest. Catholics came to Victoria confident of their place in colonial society ... Their confidence and ambition were reflected in many of the churches they built in Victoria in the nineteenth century, and above all in St Patrick's Cathedral.

The Catholic Church had 423 churches listed in 1901, representing 15% of the total church buildings in the state. Many of these Catholic churches, however, were handsome and substantial buildings. The Catholic Church claimed to have accommodation for about 142,000 persons compared with the Anglican estimate of 130,000.

Victorian Catholic architecture was almost exclusively Gothic until the late nineteenth century.

The architectural expression of nineteenth century churches in a Gothic mode fell into two broad camps: those based in early English designs and those based in the work of nineteenth Century Gothic Revivalists such as A.W.N. Pugin, Gilbert Scott and local architect William Wardell. Lewis categorises the Catholic Apostolic Church (now Romanian Orthodox Church) as an example of a Later Gothic: Mainstream Decorated church. Lewis explains:

Where a church is in reasonably correct *Early English* style, and does not have any of the distinctive characteristics associated with the work of [later Revivalists] Pugin, Wardell or Hansom, it can only be characterised as Mainstream. This would include much of the work of architects like Nathaniel Billing and Leonard Terry ... A mainstream Decorated work is a serious essay in the style. It should be possible, for example, to categorise the tracery more precisely as geometric or curvilinear.

Other examples of Later Gothic: Mainstream Decorated churches in the City of Melbourne include: St Patrick's Cathedral; Cairns Memorial Church, East Melbourne (substantially demolished); Wesley Church, Lonsdale Street, Melbourne; the Presbyterian Church in South Yarra (Figure 12); and Scots Church, Melbourne.

Discussing the subject church specifically, Lewis describes it as follows:

A spatially complex bluestone church designed by Leonard Terry for the Catholic Apostolic denomination. It comprises a spacious chancel, with clerestory and aisles, screened by traceried arches, narrow transepts, crossing fleche and nave with traceried window. The interior has been extensively adapted and redecorated with frescos for its present occupants.

The subject building contributes to an understanding of this strand of nineteenth century church architecture. While it is not a key example of the mode such as St Patrick's Cathedral or the Wesley Church it illustrates the importation of this English style into Australia and is architecturally significant at a local level. Unlike the relatively grand examples noted above, the tracery and architectural ornament of the subject building is limited in extent and understated in character but the building, nonetheless, survives as a capable Early English church design by noted architect Leonard Terry.

Terry (1825-84) arrived in Melbourne in 1853 where he was employed by Charles Laing, Diocesan Architect to the Anglican Church.¹⁹ By the end of 1856, Terry had established his own practice. Important commissions for the Melbourne Club (1858) and the winning competition entry for the London Bank (1858) mark the formative years of the practice. Terry's design for the Melbourne Club (Figure 9) epitomised his Renaissance Revival style and is considered by some to be his masterpiece. Over the following decades, Terry designed over 60 bank branches for all the major banks, mainly in Victoria but also in Tasmania, WA and New Zealand. Terry adopted a Renaissance Revival style in most of his bank buildings.

After Laing's death in 1857, Terry was appointed architect to the Anglican Diocese, although he also undertook commissions for the Roman Catholic Church.²⁰ Terry's churches generally adopted an Early English or English Decorated style. His best works include Holy Trinity, Williamstown (Figure 11, 1871-4), Ebenezer St. John's Presbyterian Church, Ballarat (Figure 10, 1864-5) and the tower at St Paul's Geelong (1865). Terry also supervised the initial construction of St Paul's Cathedral, Melbourne, consulting with its architect William Butterfield on a visit to England in c. 1879. In 1874, Terry took Percy Oakden on as a junior partner establishing the partnership Terry & Oakden.

Leonard Terry has been described as 'the most prolific of Melbourne's nineteenth century architects'²¹ producing a consistent body of works extending across the commercial residential and ecclesiastical fields.

The subject building is not a key work within Terry's oeuvre which was built on the capable handling of Renaissance Revival styles as found in his designs for the Melbourne Club and the banks. However, it is a well-resolved example of his work and forms part of a small catalogue produced by Terry for the Catholic Church. It is of additional significance for the retention of its presbytery.

Examples referred to above, including comparative examples comprise the following places:

- Melbourne Club, 36-50 Collins Street, Melbourne (H0030 and H0565, Figure 9)
- Ebenezer St John's Presbyterian Church, 212 Armstrong Street South, Ballarat (HO168 and HO5, Figure 10)
- Holy Trinity Anglican, 255 Nelson Place Williamstown (H1734 and HO228, Figure 11)
- South Yarra Presbyterian Church, 621 Punt Road, South Yarra (HO6, Figure 12)



Figure 9 Melbourne Club, 36-50 Collins Street, Melbourne (H0030 and HO565)
Source: City of Melbourne



Figure 10 Ebenezer St. John's Presbyterian Church, Ballarat (HO168 and HO5)
Source: Google Streetview



Figure 11 Holy Trinity Anglican, 255 Nelson Place Williamstown (H1734 and HO228)
Source: Victorian Heritage Database



Figure 12 South Yarra Presbyterian Church, 621 Punt Road, South Yarra (HO6)
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).

Yes **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 Catholic Apostolic Church complex at 59 Queensberry Street, Carlton, now known as the Romanian Orthodox Church of St Peter and Paul, originally constructed in 1867 and incorporating extensions and building works of 1888, is significant.

HOW IT IS SIGNIFICANT

The former Catholic Apostolic Church complex at 59 Queensberry Street, Carlton, of 1867 and 1888, is of local historical and aesthetic significance, and of representative value.

WHY IT IS SIGNIFICANT

The former Catholic Apostolic Church complex at 59 Queensberry Street, Carlton, is of historical significance (Criterion A). The church was constructed on land which, as part of the subdivision of Crown land in Carlton, was one of numerous - and generous - land grants made to religious denominations in the mid-nineteenth century. Built and opened in 1867, it came after St Andrews Presbyterian Church (also known as the Gaelic Church) constructed in 1854-55 on the corner of Queensberry and Rathdowne streets; and before the Primitive Methodist Church constructed in 1864 on the corner of Lygon and Queensberry streets. The subject church also survives these contemporary and nearby ecclesiastical developments. The church is significant for its association with the Catholic Apostolic Church, and is understood to be one of a very few purpose-built churches for this group in Australia. It also provides evidence of the presence of non-conforming and independent churches, or break-away church groups and congregations, in nineteenth century Australia. The church is additionally associated with prolific architect Leonard Terry, a renowned church designer, amongst other building types. Terry was also involved in the 1880s works to the church, which were significant in extent and effectively transformed the building.

The former Catholic Apostolic Church complex at 59 Queensberry Street, Carlton, is of aesthetic significance, and is a handsome bluestone Gothic Revival church in the early English Gothic style for which Terry was celebrated (Criterion E). While the 1880s works were undertaken with regard to the pre-existing style and materiality, and those sections of the original building closest to the street were retained, the simple, early character of the building was altered at this time. However, characteristics and components of the original church were retained including the bluestone building material, buttresses to corners, the steeply-pitched hipped roof form clad in slate with simple ventilators, and the main gabled end wall to Queensberry Street incorporating the tall central window with pointed arch, window tracery and quoin details to reveals. The 1880s presbytery also extends the understated Gothic stylings of the original church. The front metal palisade fence on a stepped bluestone plinth, with bluestone piers and several pedestrian gates, dates from the 1930s but contributes to the character and presentation of the church complex).

The former Catholic Apostolic Church complex also retains key representative elements of an historical church complex (Criterion D). The substantial and intact nineteenth century property is relatively externally intact to its 1880s form and layout, and retains original 1880s components within the complex, including the church and presbytery set in landscaped grounds.

RECOMMENDATIONS

Retain as an individual Heritage Overlay. Update Heritage Overlay place name to 'Former Catholic Apostolic Church complex'.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

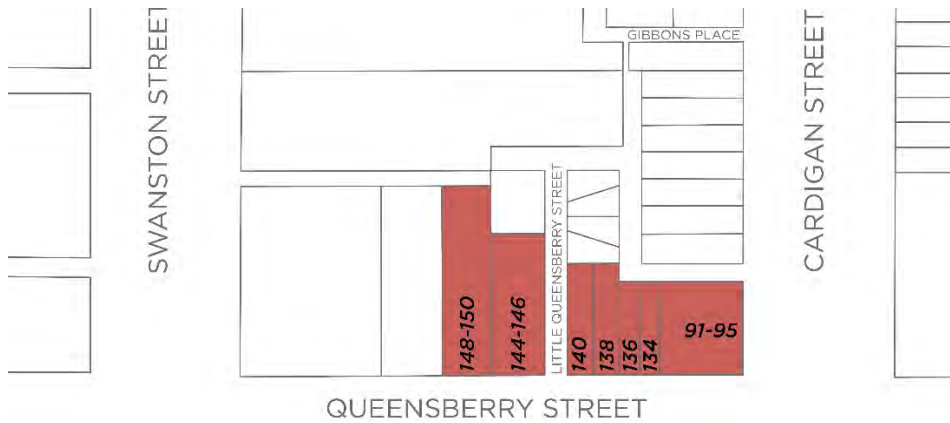
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- 3 Renate Howe and Tom Hazell, 'Churches', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 291.
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- 11 *Weekly Times*, 30 August 1873, p. 9.
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- 13 *Australasian Builder and Contractor's News*, 9 July 1887, record no. 10309, and 23 July 1887, record no. 10310, accessed via Miles Lewis Australian Architectural Index, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 11 September 2018.
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- 15 <https://www.encyclopedia.com/philosophy-and-religion/christianity/protestant-denominations/catholic-apostolic-church>, accessed 2 November 2018.
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- 17 *Herald*, 14 September 1888, p. 2.
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- 19 Bruce Trethowan in Phillip Goad & Julie Willis (eds), *The Encyclopedia of Australian Architects*, 2012, pp. 698-700.

- ²⁰ Miles Lewis, 'Terry, Leonard (1825–1884)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/terry-leonard-4702/text7793>, published first in hardcopy 1976, accessed online 29 October 2018.
- ²¹ Bruce Trethowan in Phillip Goad & Julie Willis (eds), *The Encyclopedia of Australian Architects*, 2012, p. 700.

SITE NAME HOTEL LINCOLN AND ENVIRONS PRECINCT

STREET ADDRESS 91-95 CARDIGAN STREET, 134 QUEENSBERRY STREET, 136 QUEENSBERRY STREET, 138 QUEENSBERRY STREET, 140 QUEENSBERRY STREET, 144-146 QUEENSBERRY STREET, AND 148-150 QUEENSBERRY STREET CARLTON

PROPERTY ID 101593, 108035, 108034, 111305, 108033, 108031, 108032



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE 128-132: D2; 134-140: C2; 146: D2; 148-150: C3

HERITAGE OVERLAY HO97

PROPOSED CATEGORY SIGNIFICANT (HOTEL LINCOLN, 134-136, 148-150 QUEENSBERRY ST) CONTRIBUTORY: 138-140, 146 QUEENSBERRY

PLACE TYPE HOTEL, SHOPS, FACTORY, CHURCH

DESIGNER / ARCHITECT /	F J BREARLY (CHURCH)	BUILDER:	JOHN THOMAS (SHOPS) GAMLIN BROS (CHURCH)
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1854-55, 1940S (HOTEL); 1877-1890S (SHOPS); 1905 (CHURCH), 1922 (FACTORY)
	FEDERATION/EDWARDIAN PERIOD (1902- INTERWAR PERIOD (C.1919-C.1940)		

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
2 PEOPLING VICTORIA'S PLACES AND LANDSCAPES	2.5 MIGRATING AND MAKING A HOME 2.6 MAINTAINING DISTINCTIVE CULTURES
5. BUILDING VICTORIA'S INDUSTRY AND WORKFORCE	5.2 DEVELOPING A MANUFACTURING CAPACITY 5.3 MARKETING AND RETAILING 5.6 ENTERTAINING AND SOCIALISING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS
8.0 BUILDING COMMUNITY LIFE	8.1 MAINTAINING SPIRITUAL LIFE 8.5 PRESERVING TRADITIONS AND COMMEMORATING

RECOMMENDATIONS

Recommend retention of HO97 in the Heritage Overlay and expand to include 144-146 Queensberry Street and 148-150 Queensberry Street in the Heritage Overlay to create the Hotel Lincoln and Environs Precinct. Removal of HO807 to reflect the inclusion in the heritage precinct. Amend Heritage Overlay mapping to reflect full extent of property titles. Recommend the following significance categories within the precinct:

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant

Extent of overlay: The proposed extent of overlay is indicated at Figure 1.

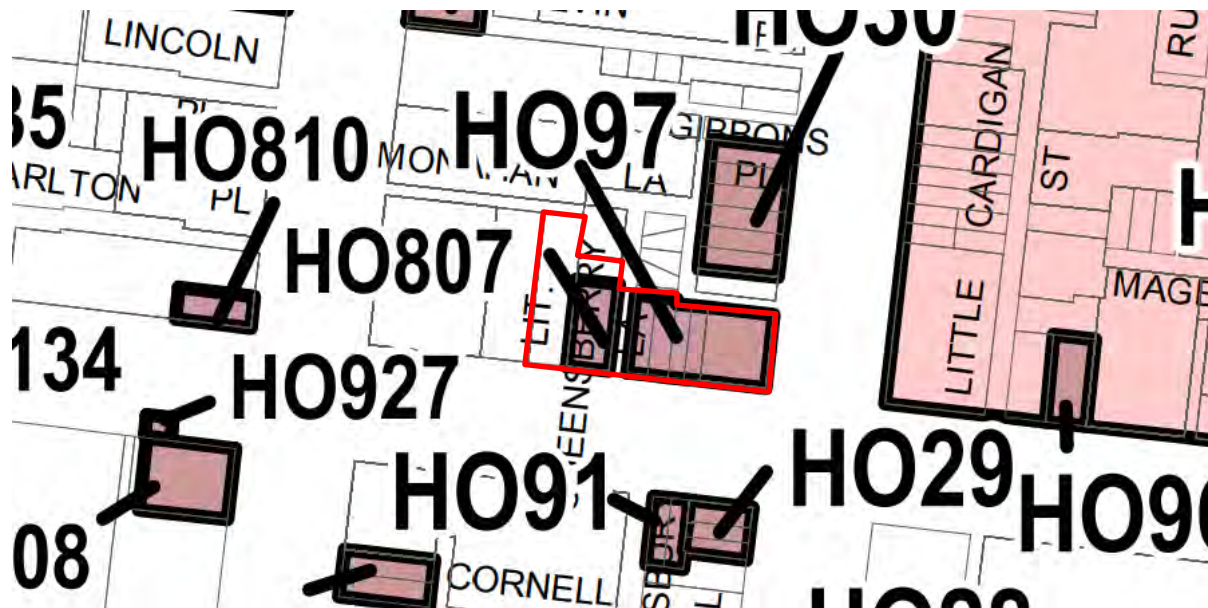


Figure 1 Detail of HO Map no. 5 with the proposed extent of overlay indicated by the red line
Source: Melbourne Planning Scheme

SUMMARY

The Hotel Lincoln and Environs Precinct comprises the Hotel Lincoln, 91-95 Cardigan Street and adjoining shops at 134-140 Queensberry Street, Carlton; the former manufacturing building at 144-146 Queensberry Street, constructed in 1927 and the Chinese Mission Church at 148-150 Queensberry Street, constructed in c. 1905. It is a mixed, non-residential streetscape, and is located at the intersection of two major thoroughfares of the suburb, Queensberry and Cardigan streets. It comprises individual and groups of buildings dating from the nineteenth and twentieth centuries.

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century. It is representative of the diversity of activity co-located within small areas of Carlton, demonstrating the mixed use and low-scale development of the suburb from the mid-nineteenth century. The pattern of use in this precinct to Queensberry Street is demonstrative of these attributes of Carlton's development, and the overlap of work, recreation, worship and habitation. Albeit unplanned, it is also an area of some architectural distinction which stands in contrast to the more typical *ad hoc* development in the small streets of the suburb.

The Hotel Lincoln and adjoining shops, which date from 1854-5 (hotel) and the 1870s and 1890s (two pairs of shops) are of local historical and aesthetic significance, and of representative value. The two-storey corner located Hotel Lincoln is a very early surviving and continuously operating hotel in Carlton. The two pairs of shops are substantially intact to their original states, with the two building programmes (1877, 1894) sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The hotel also retains representative characteristics of early Melbourne hotels.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical and aesthetic significance, and of representative value. It comprises a double-storey front or south bay to Queensberry Street, with a chamfered corner form; and a single-storey rear or north bay with a sawtooth roof. Some visible changes are apparent, including partial over-painting of the original face brick walls and changes to openings, such as infilling.

The Chinese Mission Church was constructed in the early twentieth century for the Church of Christ. Although a modest building which is not necessarily architecturally distinguished, it is of local historical and social significance.

The significance categories for each property are as follows:

- Hotel Lincoln, 91-95 Cardigan Street – significant
- The 1877 shop pair at 134-136 Queensberry Street - significant.
- The 1894 shop pair at 138-140 Queensberry Street - contributory.
- Former manufacturing building, 144-146 Queensberry Street – contributory
- Chinese Mission Church, 148-150 Queensberry Street – significant

HISTORICAL CONTEXT

Development of Carlton

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. By the early 1860s, the commercial thoroughfares appear to be well established along the north-south and east-west streets by this time. As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. These hotels, like the residences surrounding them, were small, often comprising as few as six rooms with bar and cellar, possibly a parlour, all of which included accommodation for the proprietor. The larger hotels, generally at the south of the suburb or on main thoroughfares, also provided accommodation. By 1880, there were at least 85 hotels in the suburb, with names including Manners, Globe, Clare Castle, Victoria, Family, Bay View and Lemon Tree.²

Churches in Carlton

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets.³ While by the turn of the century Carlton's phase of church building was largely over, with the major denominations well established, smaller denominations, or branches of larger denominations, began establishing themselves in the suburb. The Chinese Mission Church in Queensberry Street is an example of this trend, having been constructed in 1905 by the Church of Christ, itself a much older denomination in Melbourne with its first chapel erected in Lygon Street in 1865.

Industry in Carlton

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.⁴ 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 Hotel Lincoln and Environs Precinct takes in land that was sold as part of Crown land in Section 23 of Carlton, in the Parish of Jika Jika, which was sold in 1853 and 1854 as part of the early land sales in Carlton.

Hotel Lincoln and shops

The site of the Lincoln Hotel was developed soon after the Crown land sales. Crown allotment 1, at the corner of Queensberry and Cardigan streets was purchased by Patrick Costello and the adjacent Crown allotment 20, fronting Queensberry Street, was purchased by G K Thornhill.⁵ Little Queensberry Street appears to have been established soon after this purchase, with an advertisement for two allotments on Queensberry Street for sale in December 1854, each with frontage to Little Queensberry Street. The advertisement noted the title was a 'Crown grant', so it is likely that Thornhill subdivided and sold his allotment soon after acquiring it from the Crown.⁶

The Hotel Lincoln (as it is now known) was established soon after the Crown land sales, with a notice of a licence being granted in May 1854 to Thomas Marris for the Lincoln Inn, Cardigan Street, on the condition 'that premises should be finished.'⁷ As was the case with many early hotels, public meetings were held at the Lincoln Inn in the 1850s, including to protest the proposal to run Pelham Street through Argyle and Lincoln squares; a proposal to separate the Smith Ward, comprising rateable properties in Carlton, into a separate municipality; and a proposal to establish a Masonic Lodge in Carlton.⁸ An 1855 plan of Melbourne suburbs prepared by James Kearney shows a number of early hotels in Carlton (Figure 2), with the Cavern and Queensberry hotels located nearby. Interestingly, by the early 1860s a New Lincoln Hotel had been established on the corner of Faraday and Rathdowne streets, and the Cardigan Street hotel became known as the Old Lincoln Inn.⁹ Old Lincoln Hotel was described in the rate books of 1862 as a stone and brick hotel of ten rooms with stable, valued at a net annual value (NAV) of £220.¹⁰ In 1870, the hotel was described as being of brick, ten rooms with bar, cellar and stable with a NAV of £150. The hotel was owned by James Marris and occupied by Henry Downing.¹¹ The hotel can be partially seen in an 1875 photograph by Charles Nettleton, which shows the upper level windows with rendered architraves and keystone details (Figure 3).

By 1876, the hotel was owned by Mrs Downing.¹² It appears Mary Ann Downing purchased the site previously occupied by her husband, following his death in 1875.¹³ It was in this year that a notice of intent to build was submitted to the City of Melbourne for the construction of two shops on a site adjacent to the hotel, owned by Mrs Downing. No architect was listed for the shops, which were built by John Thomas of Richmond.¹⁴ The Queensberry Street shops (at nos 134-136) were complete by 1877, when they were first listed in the municipal rate books. They were each described as a brick shop of five rooms with verandah, valued at a NAV of £45, owned by Mrs Downing. The shops were occupied by pawnbroker Moss Abadee (no. 136) and William Allamby, furniture dealer (no. 134).¹⁵ The 1877 rate books list two small brick houses adjacent to Downing's shops, owned by Lewis & Butcher.¹⁶ By 1893, Downing had acquired these cottages, and the following year replaced them with another pair of two-storey brick shops (at nos 138-140), which were stylistically similar to the 1877 pair.¹⁷ Together the shops presented as a row of four.

The hotel and four adjacent shops can be seen in the 1896 Melbourne and Metropolitan Board of Works detail plan (Figure 4). The pairs of shops have slightly different building footprints, reflecting their different construction dates. The hotel can be seen with a chamfered corner entry, and with a dotted outline showing the location of the cellar. The hotel site also provided stabling with a pitched yard. This layout is typical of an early hotel to a main street, which would have attracted patrons from further afield than the immediate suburb.

The hotel continued to operate as the Old Lincoln Inn into the twentieth century. In 1937, the hotel and the four adjoining shops were put up for auction by agents William Ievers and Sons as one property, although failed to reach the reserve.¹⁸ In 1940, the Licensing Court granted a name change to the Lincoln Hotel, coinciding with alterations and additions to the building valued at £3,540, likely giving the building its current understated Moderne presentation.¹⁹ Such external alterations to nineteenth century hotels were common in the first half of the twentieth century, as owners sought to satisfy the more stringent liquor licensing laws, and to update and refurbish their buildings to maintain their licences. This often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing.

It appears that these works also saw the removal of the stabling and yard, with the construction of the additional wing along Cardigan Street to Little Queensberry Street. However, at ground floor level some of the brickwork and bluestone plinth from the old stables also appears to have been retained in the addition along the laneway. The hotel underwent further alterations in the 1970s and 1980s.²⁰ It is still operating as a hotel, some 160 years after it first opened.

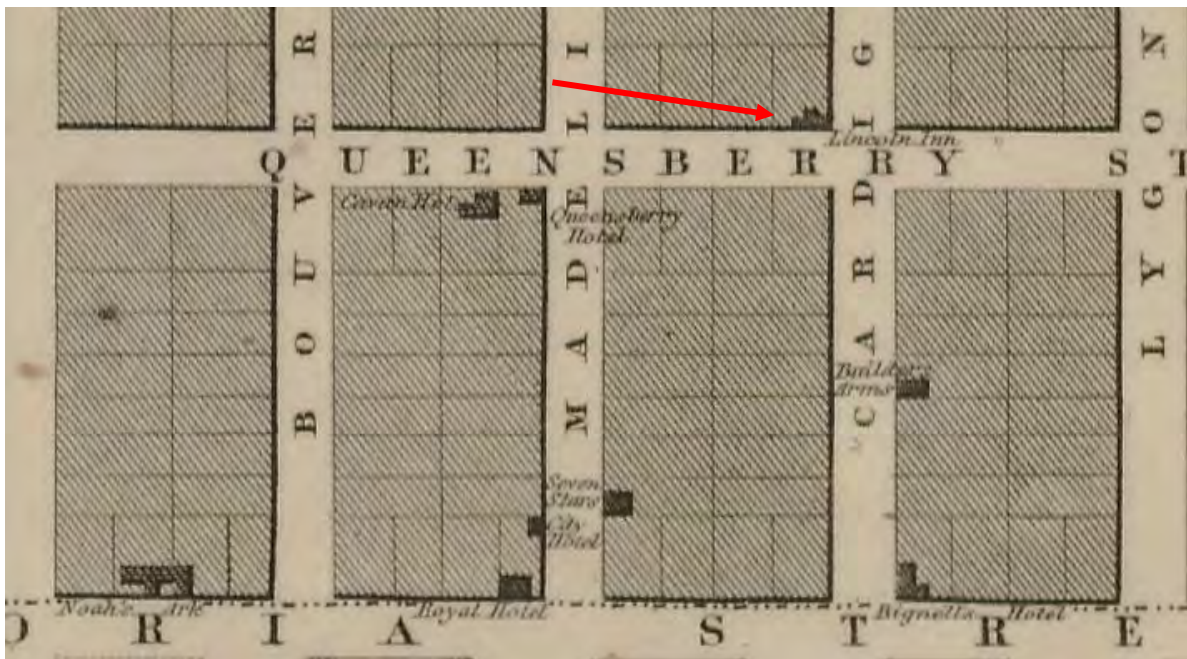


Figure 2 Detail of 'Melbourne and Its Suburbs', plan, compiled by James Kearney, 1855, showing Carlton streets. The Lincoln Inn is indicated

Source: State Library of Victoria



Figure 3 Detail of 1875 view of Carlton from Gaelic Church (now demolished), looking west along Queensberry Street, with roof of the Old Lincoln Inn indicated
Source: Charles Nettleton, photographer, H88.22/25, State Library of Victoria

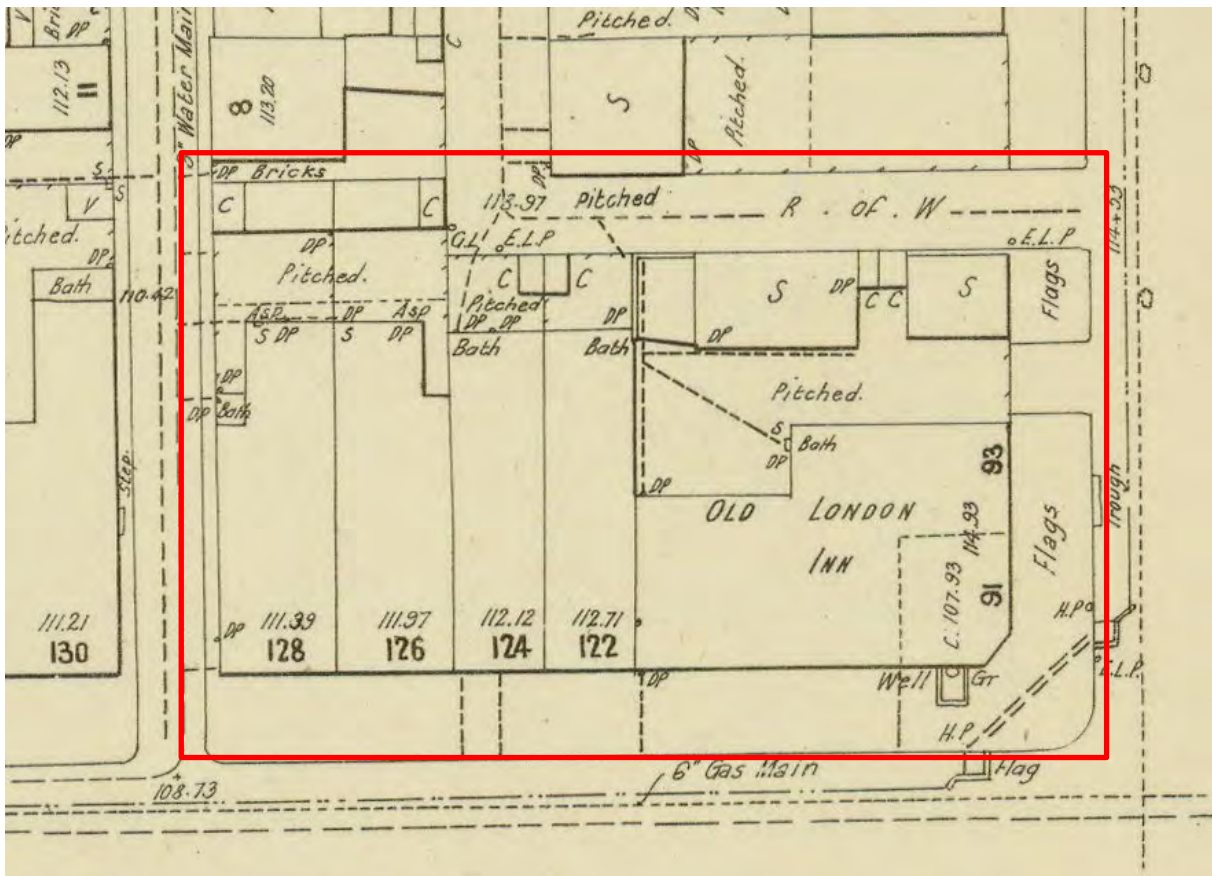


Figure 4 MMBW detail plan no. 1178, 1896; with hotel and shops indicated. Note the hotel at right, with the splayed corner. This plan incorrectly identifies the hotel as the Old London Inn.
Source: State Library of Victoria

Former manufacturing building

The site at 144-146 Queensberry Street was also part of Crown allotment 20, Section 23. It was purchased by G K Thornhill in 1854.²¹ Thornhill appears to have subdivided and sold his allotment soon after acquiring it from the Crown.²² Little Queensberry Street, which adjoins the east side of the current property, appears to have been established soon after this purchase, with a notice in the *Argus* in December 1854 advertising the sale of two allotments on Queensberry Street, each with frontage to Little Queensberry Street.²³ By the mid-1860s the site at 144-146 Queensberry Street was occupied, with an 1866 plan showing a small structure having been constructed (Figure 5). The 1875 *Sands & McDougall* directory lists blind maker, G Alexander at what was then 51 Queensberry Street, and Leming Reilly at no. 53. The municipal rate books of 1877 describe Alexander's property as a brick blind factory and Reilly's property as a brick house of six rooms.²⁴ A number of small buildings occupied Little Queensberry Street including houses described as being of both brick and wood.²⁵ By the 1890s, the two buildings on this site were described as a brick house with workshop at what was then no. 132 (now no. 146) and a brick house at no. 130 (now no. 144).²⁶ The buildings can be seen on the 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan at Figure 6.

In 1900, coppersmith Alfred S Miles had relocated to the house and workshop at no. 132, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets.²⁷ He advertised his services in the newspapers in the 1900s and 1910s:

Motors - Petrol tanks, thermo-syphon and coil radiators, bonnets, silencers, mud guards, made and repaired.²⁸

For Radiator repairs, See an Expert. Try Alf. Miles, a pioneer in the Game. All repairs under his personal supervision. For a cheap job, try a man that is not. He falls in and so do you.²⁹

In 1926, a building application was made to the City of Melbourne for the 'erection of a brick factory'.³⁰ The construction of the new factory did not occur immediately, however Miles' property in Queensberry Street was described in the 1927 municipal rate books as a brick shop of seven rooms, valued at a net annual value (NAV) of £80.³¹ It was complete by 1929, and the rate books of that year describe the newly constructed building as a brick factory valued at a NAV of £240.³² A further application was made in 1928 for the installation of a petrol pump at the site.³³ The brick factory can be seen in two Airspy oblique aerial photographs of c. 1927 (Figure 7) and 1946 (Figure 8). These images show the building to be a two-storey gable roofed building to the Queensberry Street end of the site, with a single storey saw-tooth roof rear section/north bay.

Alfred Miles died in 1940, but the firm continued to operate at the site until the early 1960s, with the 1960 *Sands & McDougall directory* describing the company as hot water engineers.³⁴ Subsequent occupants operating from the site included Roxton Clothing Company in 1963 and Dista Products, chemical engineers from 1969.³⁵ The Building Application Index lists an application for openings in the wall in 1969, likely associated with the chemical engineering occupation.³⁶



Figure 5 Detail of H L Cox plan, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1866, with earlier building at 144-146 Queensberry Street indicated
Source: State Library of Victoria

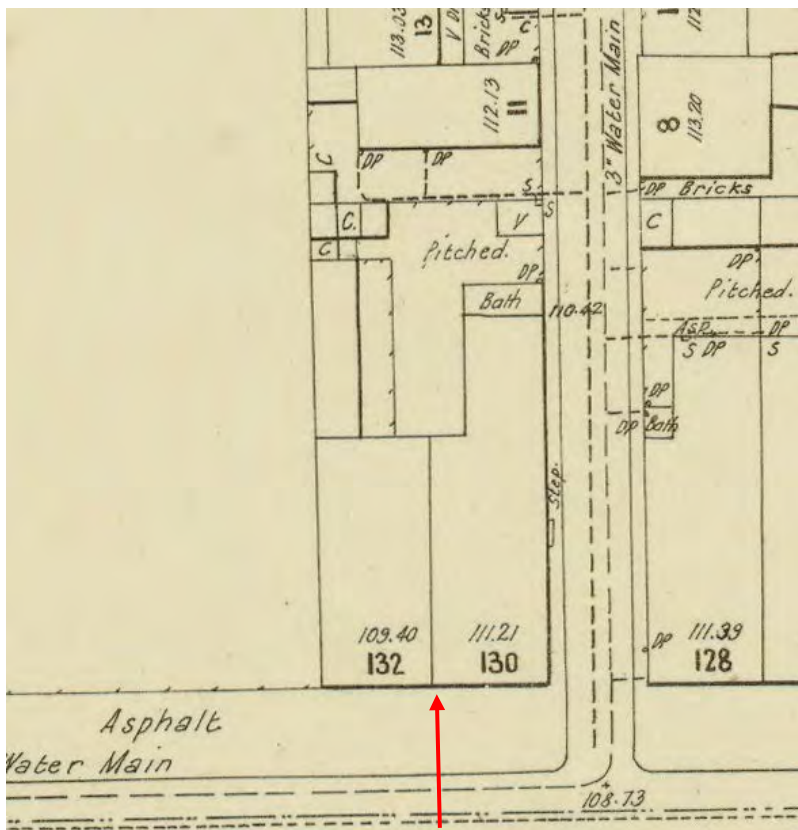


Figure 6 MMBW detail plan no. 1178, 1896, with nineteenth century buildings indicated. Note street numbering has since changed, and 144-146 Queensberry Street is shown as nos 130 and 132
Source: State Library of Victoria



Figure 7 Detail of Airspy oblique aerial view of Carlton, c. 1928, with factory building indicated; it had just been completed by this date
Source: Airspy collection, H2501, State Library of Victoria



Figure 8 Detail of Airspy oblique aerial view of Carlton, 1946, with 1927 factory building indicated. View is looking south-west over Queensberry Street
Source: Airspy collection, H91.160/471, State Library of Victoria

Chinese Mission Church

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, was constructed in c. 1905 for the Church of Christ. The property is located on Crown allotment 19, Section 23 of Carlton, in the Parish of Jika Jika. The site was purchased by Thomas Monahan in c. 1854 and now extends from Queensberry Street to the north, to the east-west lane that bears his name.

As can be seen on the Melbourne and Metropolitan Board of Works (MMBW) plan of 1897 (Figure 9), the site remained undeveloped throughout the nineteenth century, as did Crown allotment 18 (also purchased by T Monahan) which extended west from the site to today's Swanston Street. Following Monahan's death, in

1901 the *Age* advertised the upcoming sale of the vacant block which incorporated allotments 18 and 19. The site could be purchased as a single property or as three smaller sites. Monahan's other land holdings were also to be auctioned, including properties in South Melbourne, Hawksburn, St Kilda Road and Melbourne.³⁷

It is unclear when the Church of Christ mission acquired the site, however it was as early as August 1904, when a notice of intent to build was submitted to the City of Melbourne for construction of a mission hall for the Church of Christ Trustees. The building was designed by F J Brearley and constructed by Gamlin Bros, of Richmond.³⁸ The 'Church of Christ Chinese Mission' was listed in the 1906 *Sands & McDougall* directory, and the 1907 municipal rate books note the 'Chinese Mission Hall', but did not include a description.³⁹

The Church of Christ's first chapel in Melbourne was erected in Lygon Street, Carlton, in 1865. Of the organisation, *Punch* wrote in 1905, 'one cannot help noticing how rapidly this body forges ahead. It has been lucky in capturing a number of church buildings vacated through the amalgamation of the Methodist, Primitives and Bible Christians'.⁴⁰ A 'special outreach of the Lygon Street Church in the early twentieth century was the conversion of Chinese to Christianity' which extended to the erection of the subject church. From the early 1900s, the church was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria, New South Wales and Western Australia. *Punch* also noted the Queensberry Street building was a 'fine, new brick ... church'.⁴¹

The Chinese Mission Church is located within an area where churches abound. As noted above, part of the subdivision of Crown land in Carlton resulted in numerous - and generous - grants of land to various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victorian, Lygon, Grattan and Rathdowne streets.⁴² This included the Primitive Methodist Church, at the corner of Lygon and Queensberry streets (constructed in 1864); and St Andrews Presbyterian Church at the north-west corner of Queensberry and Rathdowne streets (1854-55). By the turn of the century, however, 'Carlton's phase of church building was over as Melbourne was transformed in the 1880s and 1890s from a raw colonial town to one of the world's largest metropolitan centres'.⁴³

With its close proximity to Little Bourke Street's Chinatown, many people from the Chinese community resided in south Carlton around the beginning of the twentieth century, particularly in and around Queensberry Street, with Chinese children often attending Rathdowne Street Primary School.⁴⁴ Services appear to have commenced soon after the building's construction. Through the twentieth century, the church variously held services in English and Chinese languages, bible studies classes, and in 1946 its members established a fund to build a chapel in 'Canton City' (Guangzhou), indicating a strong connection between Melbourne and China.⁴⁵ In 1937, the funeral service of Harry Louey Pang, 'one of the best known Chinese merchants in Melbourne', and a 'leading worker' for the mission was held at the Chinese Mission Church.⁴⁶

With Carlton's demographics shifting throughout the twentieth century, a number of churches in the suburb changed denomination as old congregations diminished and new ones developed. Through such changes, however, the Chinese Mission Church at 148-150 Queensberry Street has remained a branch of the Church of Christ, for over a century. Today, the site operates as the Melbourne Chinese Church of Christ, a multilingual church with weekend services held in Mandarin Chinese, Cantonese and English.

From an aerial perspective, the building's shape and roofline appears to have changed little from the mid-twentieth century (Figure 10), with the exception of the various small structures at the back of the property. With no references to the site in the City of Melbourne Building Application Index it is unknown what renovations (if any) the building has undergone under the ownership of the Church. The lack of permit applications tends to indicate that no substantial changes have been made.

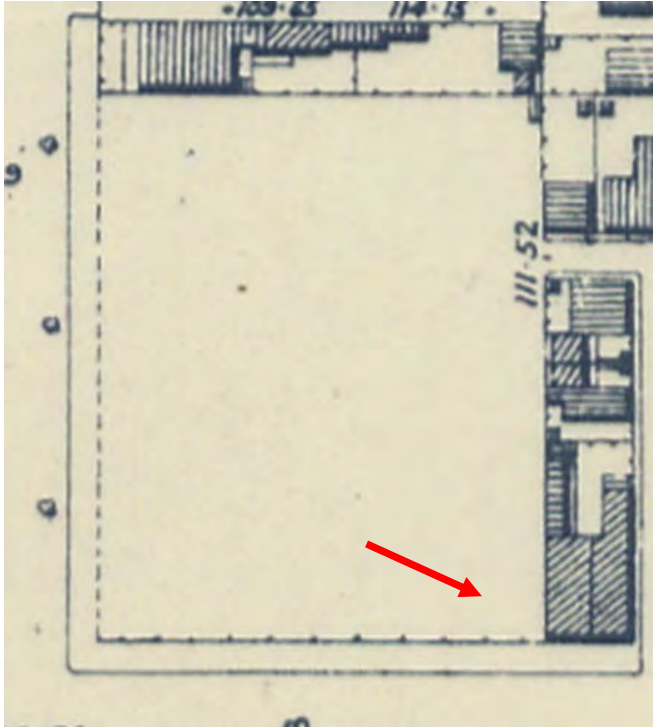


Figure 9 1896 plan showing Queensberry Street to Swanston Street (at left), with the then vacant site of the future church indicated by arrow
Source: MMBW 160:1 plan, no. 30, 1896, State Library of Victoria

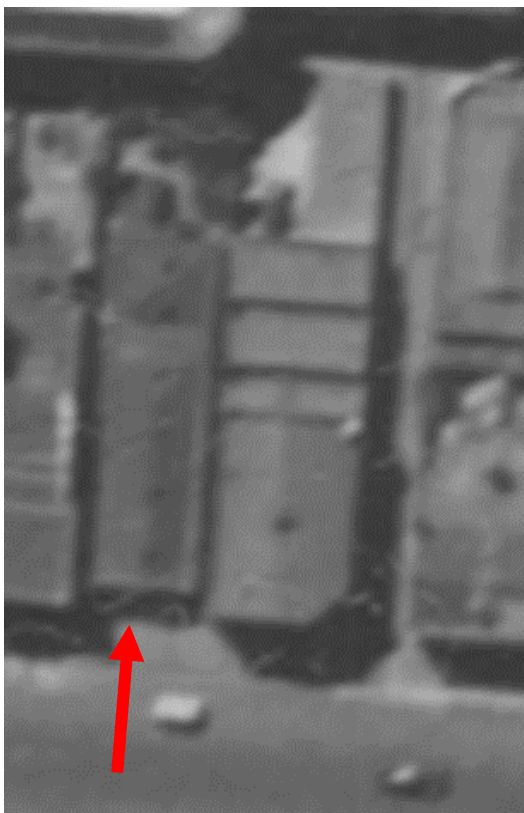


Figure 10 1945 aerial photograph of the church, indicated
Source: 1945, Land Victoria Aerial Photography Collection, Central Plan Office, Landata

SITE DESCRIPTION

The Hotel Lincoln and Environs Precinct comprises the properties at 91-95 Cardigan Street, and 134-150 Queensberry Street as shown at Figure 11 and Figure 12. The individual components are described below.



Figure 11 Recent aerial photograph of the intersection of Queensberry Street and Cardigan Street, with the proposed Hotel Lincoln and Environs Precinct indicated
Source: Nearmap, February 2019



Figure 12 View of Hotel Lincoln and Environs Precinct to Queensberry Street, with hotel (part) at right and church at left
Source: Lovell Chen

Hotel Lincoln, 91-95 Cardigan Street

The Hotel Lincoln was established in the mid-1850s with substantial alterations and additions undertaken in c. 1940 giving rise to its present understated Moderne expression. The image from 1875 at Figure 3 shows that the hotel was constructed as a two-storey building with facades to Queensberry and Cardigan streets and a canted corner entrance. It was constructed in face brick with understated rendered trims. A simple parapet concealed a slate roof with tall chimneys. While broad form of the early building survives, its character was substantially overwritten by the works of c. 1940.

The Hotel Lincoln achieved its current appearance in c. 1940. At that time the building was rendered, windows were altered, and some applied decorative detailing was installed. The longer Queensberry Street elevation, comprising the principal façade of the hotel, did not change, in terms of its overall form, from that visible in the MMBW plan of 1896 (Figure 4). However, its expression was substantially modernised as part of the later works. Today, it is a painted and rendered building with cream-coloured tiles to dado level. Windows to Queensberry Street are generally regularly sized and retain timber sliding sash windows. The ground floor residential entry, at the west end of the Queensberry Street façade, provides access to apartments at first floor level and appears to be a modern alteration with Council's building record suggesting that this occurred in c. 1980s. An adjoining entry to this façade provides secondary access to the hotel, with the main entrance to the hotel being in the canted corner at the intersection of the two facades - as was the case in 1875 (Figure 3).

The Cardigan Street elevation is similar to the Queensberry Street elevation with a plain rendered expression, cream-coloured tiles to dado level and a regular arrangement of sliding sash windows at each floor level. A single storey addition to the northern end dates from the c. 1940s work and incorporates some fabric surviving from the earlier stables. A first floor addition set behind a modest balcony appears to date from the relatively recent changes (c. 1980s) to the upper story to provide apartments.

The facade overall incorporates some modest horizontal detailing typical of Moderne buildings and applied signage with the name 'Hotel Lincoln' at first floor level. The main vertical ornamental strips rising above the door date from the c. 1940 works. Illuminated signage has been installed above the entry.



Figure 13 Hotel Lincoln viewed from the intersection of Queensberry and Cardigan streets
Source: Lovell Chen

Shops, 134-140 Queensberry Street

The two semi-detached pairs of shops at nos 134-6 and 138-40 Queensberry Street were constructed to the west of the hotel in c. 1877 and c. 1894 respectively (Figure 11).

The semi-detached pairs of two-storey shops at nos 134-6 and 138-40 Queensberry Street are, in terms of their street presentation, substantially intact to their original states. The two building programmes share a similar scale and architectural expression and a common party wall and the group consequently presents as a continuous row of four shops. Both are rendered masonry buildings.

The earlier pair of shop buildings, at nos 134-6 adopts a simple expression with pilasters at wingwalls rising to an entablature at first floor level and extending upwards to form capital-like devices at parapet level. Upper sections of the wingwalls incorporate simple quoins. Upper level windows incorporate rendered architraves with keystone devices and modelled undersills. Original sliding sash windows survive at first floor level. The pair are unusual insofar as they substantially retain original shopfronts with offset (side) recessed entries; with the shopfronts incorporating unusual curving rails above timber columns/mullions. Slate cladding to the roof of the building has been replaced in modern galvanised steel although original rendered chimneys survive.

Despite being almost twenty years younger, the later pair of shop buildings at nos 138-40 adopts a more or less identical form and detailing to nos 134-6. The chief difference derives from the blocks being slightly larger with the resulting shops presenting wider frontages to the street. No. 138 also differs in that it retains an original shopfront which has display windows to either side of a central recessed entry. However, this arrangement is not incorporated into the design of no. 140 which retains an offset (side) recessed entry recalling those at nos 134-6. This shopfront contains some later fabric and may have been rebuilt to its current form in mid-twentieth century. Again, slate cladding to the roof of the building has been replaced in modern galvanised steel; however, original chimneys have been removed.



Figure 14 Nos 134-6 (foreground) and 138-40, Queensberry Street
Source: Lovell Chen



Figure 15 Nos 138-140 (at left) and no. 134 (at right)
Source: Lovell Chen

Former manufacturing building, 144-146 Queensberry Street

The brick former manufacturing building (Figure 16, Figure 17) was constructed in 1927. It comprises two key volumes. The front section is double-storey, with a gable end to the street. A chamfered wall to the corner of Queensberry and Little Queensberry streets is presumed to have incorporated an original entrance. A simple parapet incorporating pilasters rising a short distance above the parapet comprises the only decorative detailing to the building. The rear or north bay is single-storey, with a sawtooth roof. Both volumes are constructed in red face brick although this has been overpainted in some areas - notably the street façade.

The windows vary in size and form but typically retain concrete lintels. Sections of an early window survive on the southern façade; however, no other original window joinery appears to survive. An original entry is located near the centre of the southern elevation. It retains decorative brick surrounds but no original joinery.

As noted above, the chamfered or splayed south-eastern corner of the building has a large opening which has been infilled. The chamfered form, which gives the building an asymmetrical appearance, may simply have been designed in anticipation of trucks turning into Little Queensberry Street.

The high brick parapet, which turns with the chamfered corner, has capped pilasters and a raking gable end bearing the painted words 'Miles Buildings Est 1891'. While this is not the construction date of the factory building, nor the date of Miles' original occupation of this property, it is known that he had previously operated in this area of Carlton and the date therefore possibly reflects the establishment of his business in the locality.



Figure 16 144-146 Queensberry Street, Carlton viewed from the south-west (at left) and from the south-east (at right)



Figure 17 144-146 Queensberry Street, Carlton viewed from Queensberry Lane

Chinese Mission Church

The Chinese Mission Church at 148-150 Queensberry Street, Carlton (Figure 18), constructed in c. 1905, presents as a modest single-storey free-standing brick church hall, with a symmetrical façade and presentation to Queensberry Street. The building is on a long rectilinear plan, extending north from the street, with a single steel-clad hipped roof. A bay at the rear has a separate roof.

While some of the early character has been lost through overpainting of the principal facade, the building still demonstrates an early evocation of the red brick and rendered expression that would become known as 'blood and bandages'. The parapet is particularly distinctive, with high curving and broadly baroque elements accompanied by short pinnacles with domed capping to the east and west ends. The curving arrangement is centred around an oculus window/ventilator with hood mouldings, forming a centrepiece of the arrangement. A corniced panel to the bottom of the parapet, still flanked by the pinnacles, has the name 'CHINESE CHURCH OF CHRIST' painted in large bold lettering.

A double-door entrance with steps up and highlight window above, is located centrally. Two simply detailed timber-framed double-hung sash windows are located to either side of the entrance.

The building has no setback to the street, and a narrow setback to the buildings either side. These side setbacks are gated and are trafficable by foot, providing access to the rear of the building. They also reveal the side elevations of the hall to be unpainted brick, with single windows at regular intervals.



Figure 18 Chinese Mission Church, Queensberry Street elevation

INTEGRITY

With the exception of the later apartment entrance, the presentation of the Hotel Lincoln to Queensberry Street is substantially intact to its c. 1940 state. The eastern, Cardigan Street elevation is similarly intact.

The former manufacturing building at 144-146 Queensberry Street, Carlton, has a medium-high level of integrity, with partial over-painting of the original face brick walls; and changes to, and infilling of openings, being the most visible external changes.

The shops at 134-6 Queensberry Street survive to a very high level of integrity retaining original shopfronts. Those at 138-40 are diminished by changes to the shopfront at no. 140 Queensberry Street but generally retain their original fabric and appearance.

The Chinese Mission Church building has a high degree of integrity externally, save for the overpainting of the façade to Queensberry Street,

COMPARATIVE ANALYSIS

Carlton streets

The Hotel Lincoln and Environs Precinct is a mixed, non-residential streetscape, and is located at the intersection of two major thoroughfares of the suburb, Queensberry and Cardigan streets. It comprises individual and groups of buildings dating from the nineteenth and twentieth centuries.

As discussed above, the building types in this small precinct include hotel, shops with residences above, factory and church, all representative of the diversity of activity co-located within small areas of the suburb. While Carlton is mainly residential, it has commercial streets and historic shops and hotels scattered throughout, including to street corners. In its development from the mid-nineteenth century, as a main east-west thoroughfare, Queensberry Street typically had a diverse range of businesses. The mixed pattern of use in the Hotel Lincoln and Environs precinct to Queensberry Street is demonstrative of these attributes of Carlton's development, and the overlap of work, recreation, worship and habitation. Albeit unplanned, it is also an area of some architectural distinction which stands in contrast to the more typical *ad hoc* development in the small streets of the suburb.

Hotels in Carlton

By the 1870s, when Carlton was a substantially developed residential suburb, and commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of them, as with the Hotel Lincoln, were prominently located to street corners. In this case, the Hotel Lincoln was located at the corner of a main street, being Queensberry Street, and its intersection with Cardigan Street. This main street location reinforced the prominence of the building. The corner site was also reflected in the building form, with the typical two-storey massing broken by the splayed corner with hotel entrance, and visible side elevations to both adjoining streets. The Hotel Lincoln is also still operating and remains a prominently located local pub.

The Hotel Lincoln is also typical of other early hotels which were required to update and refurbish in the interwar period, at a time of hotel license reduction. These works often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing, as occurred with the subject property.

Another early and still operating hotel is at 414-422 Lygon Street, formerly the Astor Hotel and now the Green Man's Arms Hotel (Figure 20). This shares the main street location and corner siting of the Lincoln Hotel, and the two-storey form with a splayed corner entrance. This hotel maintained its operations through the licensing reduction period by undergoing a makeover, with the typical interwar treatment being evident in the tiled dado to the exterior. An additional accommodation wing has also been added to the north side of the hotel.

The Clyde Hotel is another example (Figure 21). It is sited at the corner of Cardigan and Elgin streets, at 385 Cardigan Street, and has had a very thorough interwar makeover, but again retains the splayed corner form.

The early and still operating early Victorian corner hotel at 171-175 Elgin Street, formerly Stewarts Hotel and now the Shaw Davey Slum Hotel (Figure 19), again displays the interwar treatment that helped the operation to remain viable. Somewhat unusually, this hotel has adjacent shops to Elgin Street incorporated into the building. In the City of Yarra, the still operating Prince Patrick Hotel of 1887, at 141 Victoria Parade, Collingwood, also

incorporated shops into its main street frontage. It retains its original Italianate architectural expression (Figure 24). Unlike the Hotel Lincoln, the shops associated with the former Stewarts Hotel, and the Prince Patrick, were either originally built with the hotels, or were added later but in a very sympathetic manner.

The shops at 134-140 Queensberry Street, while built by the hotel proprietor in the period of the 1870s to 1890s, currently read as separate building components. It is not known if they were more sympathetic in their architectural expression and detailing, prior to the hotel's comprehensive interwar makeover.

As noted, it was commonplace for Victorian-era hotels to be refurbished and updated in a Moderne architectural style during the 1930s. The Moderne was characterised by an interest in the expression of progress. Better examples incorporated streamlining echoing the designs of aeroplanes steamships and racing cars, as found at the renowned example of the genre, being the mansion Burnham Beeches (1931-1933, Harry Norris, architect, Figure 22). However the removal of Victorian era ornament to produce clean rendered expression, and the application of simple horizontal graphic devices was generally sufficient to evoke the mood. It was a popular style suited to places of entertainment and found a natural home in hotels such as those designed for Tooth's brewery in NSW and the former United Kingdom Hotel in Clifton Hill (JH Wardrop, 1938, Figure 23).

Examples referred to above, including comparative examples comprise the following places:

- 171-5 Elgin Street, Carlton (HO1, Figure 19)
- 414-422 Lygon Street, Carlton (HO1, Figure 20)
- 322-391 Cardigan Street, Carlton (HO1, Figure 21)
- Burnham Beeches, Sherbrooke (VHR H0860 and HO5 – Yarra Ranges Shire, Figure 22)
- Former United Kingdom Hotel, Clifton Hill (VHR H0684 and HO92 – City of Yarra, Figure 23)
- Prince Patrick Hotel, Collingwood (HO138 – City of Yarra, Figure 24)



Figure 19 Shaw Davey Slum Hotel, 171-5 Elgin Street, Carlton (HO1)
Source: Streetview



Figure 20 Green Man's Arms Hotel, 414-422 Lygon Street, Carlton (HO1)
Source: Streetview



Figure 21 Clyde Hotel, Cardigan Street, Carlton (HO1)
Source: Google Streetview



Figure 22 Burnham Beeches, Sherbrooke (VHR H0860 and HO5 – Yarra Ranges Shire)
Source: Victorian Heritage Database



Figure 23 Former United Kingdom Hotel, Clifton Hill (VHR H0684 and HO92 – City of Yarra)
Source: Victorian Heritage Database



Figure 24 Prince Patrick Hotel, Victoria Parade, Collingwood (HO138 – City of Yarra)
Source: Victorian Heritage Database

Industrial buildings

The building at 144-146 Queensberry 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 dwelling, 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.

Many of Carlton’s manufacturing, light industrial and warehouse buildings of the early twentieth century have also been adapted to office, retail or residential use. The examples cited below all date from the early decades of the twentieth century. They are either not graded and not included in the Heritage Overlay; or lowly graded. This relative significance, or recognition, is reflective of their generally utilitarian appearance and/or their adaptation to residential or office use.

Several are located on small streets or lanes in Carlton, while the Owen Street example is in a residential street and context. The examples are of 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.

The subject manufacturing building, within this context, is distinguished by its chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The survival of the rear or north sawtooth bay is also of note, particularly the sawtooth profile as it presents to Little Queensberry Street.

Examples referred to above, including comparative examples comprise the following places:

- 123A Station Street, Carlton (HO1)
- 25 Queensberry Place, Carlton
- 49 Owen Street, Carlton (HO992)



Figure 25 123A Station Street, Carlton (HO1)
Source: Lovell Chen



Figure 26 25 Queensberry Place, Carlton
Source: Lovell Chen



Figure 27 49 Owen Street, Carlton (HO992)

Source: Lovell Chen

Religious buildings

The Chinese Mission Church building at 148-150 Queensberry Street, Carlton was built for the express purpose of converting members of the Chinese community to Christianity, and then servicing via missionary programmes, members of the Carlton, and Melbourne, Chinese community. The Church of Christ was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work (see below), the Chinese Mission Church in Carlton provides evidence of the reach of these missions.

Of relevance is the Chinese Mission Church at 196 Little Bourke Street, Melbourne (Figure 28). This building, which is included in the Victorian Heritage Register,⁴⁷ dates from 1872 and was built by the Wesleyan Methodists who were active in the Victorian goldfields, providing missionary services to the Chinese miners. The Little Bourke Street building was constructed to continue this missionary work in Melbourne's Chinatown, again with the express intent of converting the Chinese community to Christianity. The building still in part serves its original function, and continues to operate as a place of worship for the Uniting Church of Australia. The building is also noted for its architecture, being a two storey building in the Gothic style by noted architects Crouch and Wilson, and regarded as an early example of polychromatic brickwork incorporating diaper work to the facade and polychromatic voussoirs to the windows.⁴⁸

Other Chinese mission related buildings and churches are the Church of England Mission Hall at 108-110 Little Bourke Street, of 1884 (Figure 29); this is graded significant and is located in the Little Bourke Street Precinct (HO507); and the Chinese Mission Church at 119 - 125 Little Bourke Street, of 1902 (Figure 30), also located in the Little Bourke Street Precinct (HO507).

Both these buildings were associated with Cheong Cheok Hong, a prominent missionary and social reformer from Canton, and the son of a Presbyterian missionary who arrived in Ballarat in the 1850s. Cheong himself arrived in Melbourne in about 1863, and was active in the missionary work of the Presbyterian and later the Anglican churches.⁴⁹ The Church of England Mission Hall, as noted, was built in 1884 and is a two storey polychrome pedimented brick building with Gothic arch headed windows to the ground floor and round-headed windows to the upper floor; both types of windows have decorative keystones. It was designed by prominent architect, Charles Webb.⁵⁰ In the late 1890s Cheong Cheok Hong was involved in raising funds for another Little Bourke Street building, the Chinese Mission Church. This building was constructed in 1902, to a design by another noted architect, Nahum Barnett. The building served as both church, and student quarters, and has

been described as ‘a substantial composition in red brick in the form of a warehouse with reference to the Gothic style in the lancet windows, rendered mouldings, brick pilasters and corbelling’.⁵¹ In 1904, it was fully recognized by the Church of England, and Cheong's son, James, was appointed chaplain. Cheong remained superintendent of the Anglican mission until 1928, around the time of his death.⁵²

The Carlton Chinese Mission Church is a slightly later, and more modest example of a Chinese mission building. The architect, F J Brearly, was not as prominent or well known as the architects of the Little Bourke Street buildings, and nor was the subject church building given to architectural pretensions. The earlier buildings also display some uniform characteristics, in their general form and expression, including Gothic references, polychrome brickwork (to the two earlier buildings), and symmetrical presentations to the street. They are a complementary suite of buildings, concentrated in Chinatown. The Chinese Mission Church in Carlton, on the other hand, was more of an ‘outlier’ although, as noted, it was located in an area where the Chinese community was (then) in residence. Of note too is the purpose-built nature of the all the buildings cited here, and their ongoing original historical use and function.

Examples referred to above, including comparative examples comprise the following places:

- 196 Little Bourke Street, Melbourne (1872, Figure 28, HO507)
- 108-110 Little Bourke Street, Melbourne (1884, Figure 29, HO688 and HO507)
- 119 - 125 Little Bourke Street, Melbourne (1902, Figure 30, HO690 and HO507)



Figure 28 Chinese Mission Church, 196 Little Bourke Street, Melbourne (1872, HO507)

Source: Victorian Heritage Database



Figure 29 Church of England Mission Hall, 108-110 Little Bourke Street, Melbourne (1884, HO688 and HO507)

Source: Victorian Heritage Database

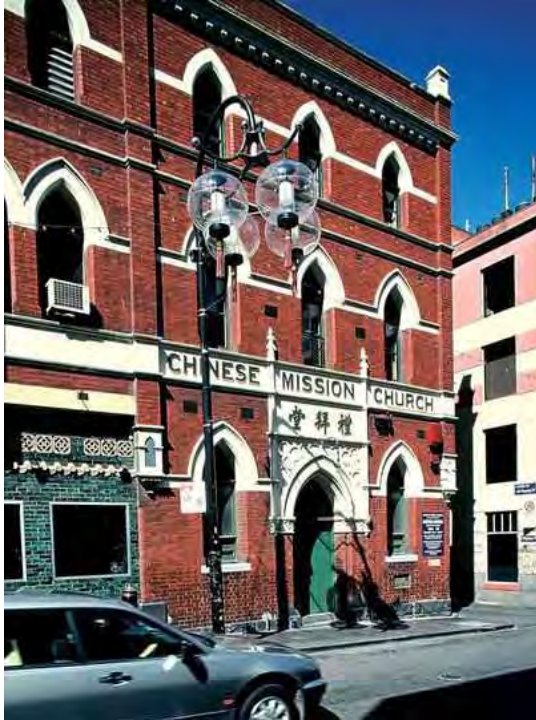


Figure 30 Chinese Mission Church, 119 - 125 Little Bourke Street, Melbourne (1902, HO690 and HO507)

Source: Victorian Heritage Database

ASSESSMENT AGAINST CRITERIA

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

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

Within this group, the significance categories are as follows (Figure 31):

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant



- Site Boundary
- Significant
- Contributory

- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct
Source: Nearmap (basemap)

HOW IT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct is of local historical, representative, aesthetic and social significance at a local level to the City of Melbourne.

WHY IT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built and maintains its original historical use and function.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid-nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).

RECOMMENDATIONS

Recommend retention of HO97 in the Heritage Overlay and expand to include 144-146 Queensberry Street and 148-150 Queensberry Street in the Heritage Overlay to create the Hotel Lincoln and Environs Precinct. Removal of HO807 to reflect the inclusion in the heritage precinct. Amend Heritage Overlay mapping to reflect full extent of property titles. Recommend the following significance categories within the precinct:

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant

Schedule of Hotel Lincoln and Environs Precinct is as follows.

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2	No
ABORIGINAL HERITAGE PLACE	No

REFERENCES

See endnotes.

PREVIOUS STUDIES

**City of Melbourne
Heritage Review, 1999**

Allom Lovell and Associates

**Carlton Conservation
Study, 1984**

Nigel Lewis and Associates

ENDNOTES

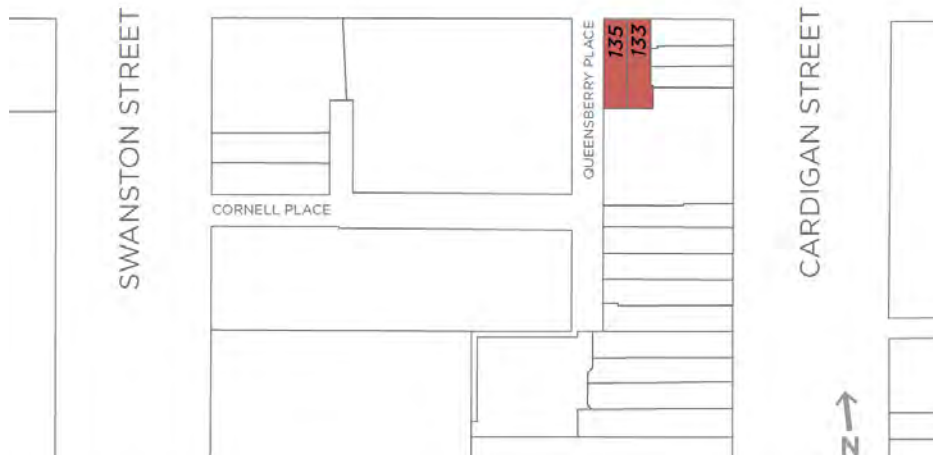
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- 2 Based on listings of hotels in Carlton in *Sands & McDougall directory*, 1880.
- 3 Renate Howe and Tom Hazell, 'Churches', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 291.
- 4 'Carlton', in RBA Architects + Conservation Consultants, *City North Heritage Review: Overview and Recommendations (volume 1)*, January 2014, p.8.
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- 7 *Argus*, 10 May 1854, p. 5.
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- 11 City of Melbourne, rate books, Volume 9: 1870, Smith ward, rate no. 1004, VPRS 5708/P9, Public Record Office Victoria.
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- 16 City of Melbourne, rate books, Volume 16: 1877, Smith ward, rate nos 2563-2564, VPRS 5708/P9, Public Record Office Victoria.
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- 21 Parish plan of Carlton, Parish of Jika Jika, M 314(14), Department of Lands and Survey, 1874, Put-away Plan, Central Plan Office, Landata.
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- 23 *Argus*, 18 December 1854, p. 3.
- 24 City of Melbourne, rate books, Volume 16: 1877, Smith ward, rate nos 2543-2544, VPRS 5708/P9, Public Record Office Victoria.
- 25 City of Melbourne, rate books, Volume 16: 1877, Smith ward, rate nos 2545-2560, VPRS 5708/P9, Public Record Office Victoria.
- 26 City of Melbourne, rate books, Volume 32: 1894, Smith ward, rate nos 2526-2527, VPRS 5708/P9, Public Record Office Victoria.
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- 29 *Herald*, 12 June 1916, p. 8.
- 30 City of Melbourne, Building Application Index, 144-146 Queensberry Street, Carlton, BA 9013, 12 October 1926, Public Record Office Victoria, accessed via www.ancestry.com.au.
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SITE NAME	133-135 QUEENSBERRY STREET, CARLTON
STREET ADDRESS	133 QUEENSBERRY STREET AND 135 QUEENSBERRY STREET, CARLTON
PROPERTY ID	107865 AND 107866



QUEENSBERRY STREET



SURVEY DATE: SEPTEMBER 2018		SURVEY BY: LOVELL CHEN	
PREVIOUS GRADE	C2	HERITAGE OVERLAY	HO91
PROPOSED CATEGORY	SIGNIFICANT	PLACE TYPE	PAIR OF DWELLINGS
DESIGNER / ARCHITECT / ARTIST:	N/A	BUILDER:	WH SMITH
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1902

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS

RECOMMENDATIONS

Retain as an individual Heritage Overlay.

Extent of overlay: The extent of overlay is indicated at Figure 1.

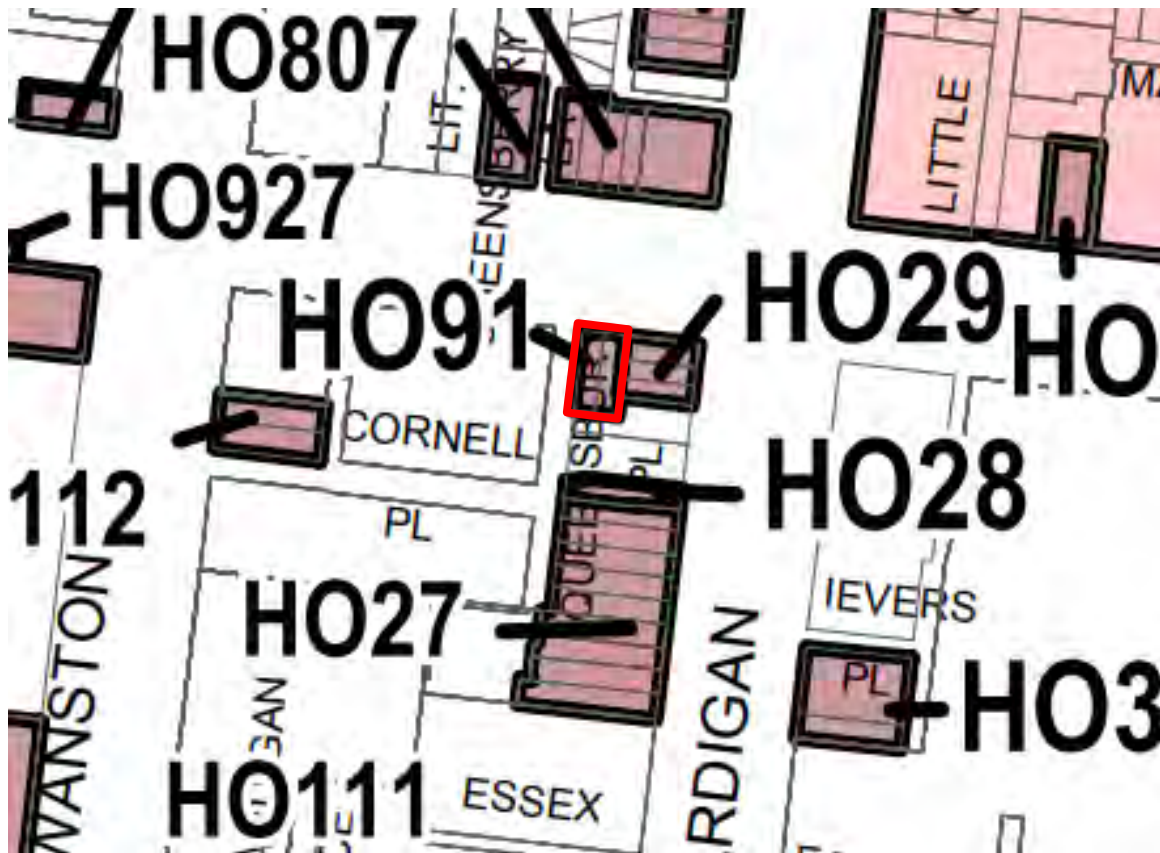


Figure 1 Detail of HO Map no. 5 with the subject site indicated (HO91)
Source: Melbourne Planning Scheme

SUMMARY

The two storey, rendered masonry semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton is of local historical significance, and of representative value. The pair provide evidence of the semi-detached housing type which originated in England in the late eighteenth century, and became popular in Melbourne in the nineteenth century. The building is also highly externally intact.

HISTORICAL CONTEXT

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a

substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. The more prestigious developments in the suburb were complemented by the London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares.

SITE HISTORY

The pair of residences at 133-135 Queensberry Street, Carlton were built in 1902.

In the nineteenth century, the site was occupied by single-storey timber shops to the corner of Queensberry Street and Queensberry Place (Figure 2). This building can be seen in the Melbourne Metropolitan Board of Works (MMBW) plans of the mid-1890s at Figure 3, at what was then 123-125 Queensberry Street, now 133-135 Queensberry Street. In 1890, the shop at no. 123 was occupied by a fruiterer, and no. 125 by a confectioner.²

By the late 1890s, the block bound on three sides by Cardigan Street, Queensberry Street and Queensberry Place was owned by Alice Mills who replaced the timber buildings with more substantial brick structures.³ In November 1899, Mills submitted a notice of intent to build to the City of Melbourne for the construction of a four-room house on Cardigan Street, to the south of Queensberry. This was the two-storey building at 83 Cardigan Street, which was completed in 1900 (now HO29), and while no architect was recorded, the building contractor was listed as a James McIndoe of Curtain Street.⁴

In September 1901, Mills advised the council of the construction of a pair of brick houses, the subject buildings, at 133-135 Queensberry Street. In November the following year, an additional notice of intent was submitted for two shops and dwellings at the corner of Cardigan and Queensberry streets (also now HO29). The pair of houses in Queensberry Street was designed and constructed by W H Smith.⁵ While the completed buildings were described as two 'brick shops', of six rooms, each valued at a net annual value (NAV) of £33,⁶ it appears the two properties were built as residences, albeit variously occupied as residences or combined business premises and residences. The 1905 *Sands & McDougall* directory lists dressmaker L Hansen at no. 125 (now no. 135), while a Mary Byrne was listed at no. 123 (now no. 133). The rate books for this year, however, inversely described no. 123 as a brick shop and no. 125 as a brick house.⁷

The buildings can be seen in a 1927 oblique aerial photograph (Figure 5). In 1930, an application for a building permit from the City of Melbourne was made for a shopfront to no. 135, although it does not appear this work was undertaken. Illustrative of the interwar demographics of the suburb, the *Sands & McDougall* directory of 1935 listed 'Chinese' at no. 133 and 'Greeks' as occupying no. 135. The residences' occupants were also identified by their nationality in the rate books of this period, indicating a general resistance to seeing migrants as individuals.⁸

The buildings continue to be used as residences.