

CITY NORTH HERITAGE REVIEW

Carlton (vol. 2)



Carlton Inn, 154 Leicester Street



MMTB Substation, 214 Queensberry Street

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APPENDIX A – Draft Schedule to the Heritage Overlay

The following draft schedule includes the existing individual heritage overlays within the suburb of Carlton located within the City North area. Note, there have been some proposed name and address changes to the existing heritage overlays.

Subsequently the recommended individual heritage overlays are listed in order of street address.

SCHEDULE TO THE HERITAGE OVERLAY

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
HO17	Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry street	Yes	No	No	No	No	No	-	No
HO800	Pair of Houses 56-58 Barry Street, Carlton	Yes	No	No	No	No	No	-	No
HO803	Former Modern Printing Company Warehouse 21-25 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO804	Former Ingram Bros Workshop 145-147 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO59	The 60L Green Building 60-66 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
HO63	Former Factory & Residence 121-123 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
HO62	Pattison Terrace 148-152 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
HO85	Carlton Inn 154-160 Leicester Street (175 Pelham Street), Carlton	Yes	No	No	No	No	No	-	No
HO806	Former Hopkins Bros & Odium Factory 116-128 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
HO84	Former C Huppert & Co Factory 157-163 Pelham Street, Carlton	Yes	No	No	No	No	No	-	No

Melbourne Planning Scheme

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
HO99	Shop 210 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No
HO94	Former Independent Mission Hall 229 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No
HO95	Former Mills Hotel 259 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No
HO108	Queensberry Hotel 593-597 Swanston Street, Carlton	Yes	No	No	No	No	No	-	No
HO810	Shop 599-605 Swanston Street, Carlton	Yes	No	No	No	No	No	-	No
	Repco Warehouse 90-104 Berkeley Street, Carlton	Yes	No	No	No	No	No	-	No
	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	No	No	No	-	No
	Former Modern Printing Company Factory 129-131 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
	Former Pitman Books Building 158 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
	House 166-170 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
	Little Pelham Precinct 183-195 Bouverie Street, 168-178 Leicester Street & 150-170 Pelham Street, Carlton	Yes	No	No	No	No	No	-	No
	Former Baptist Kindergarten 233-235 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No

Melbourne Planning Scheme

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Out-buildings or fences which are not exempt under Clause 43.01-4	Included on the Victoria Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal Heritage Place?
	Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
	Former Factory 135-139 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
	Lincoln Square South Precinct 11-31 Lincoln Square South & 625-45 Swanston Street, Carlton	Yes	No	No	No	No	No	-	No
	Former E P Printing & Publishing Co. Building 205-221 Pelham Street, Carlton	Yes	No	No	No	No	No	-	No
	Former Paton's Brake Replacement Factory 198-202 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No
	Melbourne Metropolitan Tramways Board (MMTB) Substation 214-222 Queensberry Street	Yes	No	No	No	No	No	-	No
	Former Factory 225-227 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No

Melbourne Planning Scheme

APPENDIX B

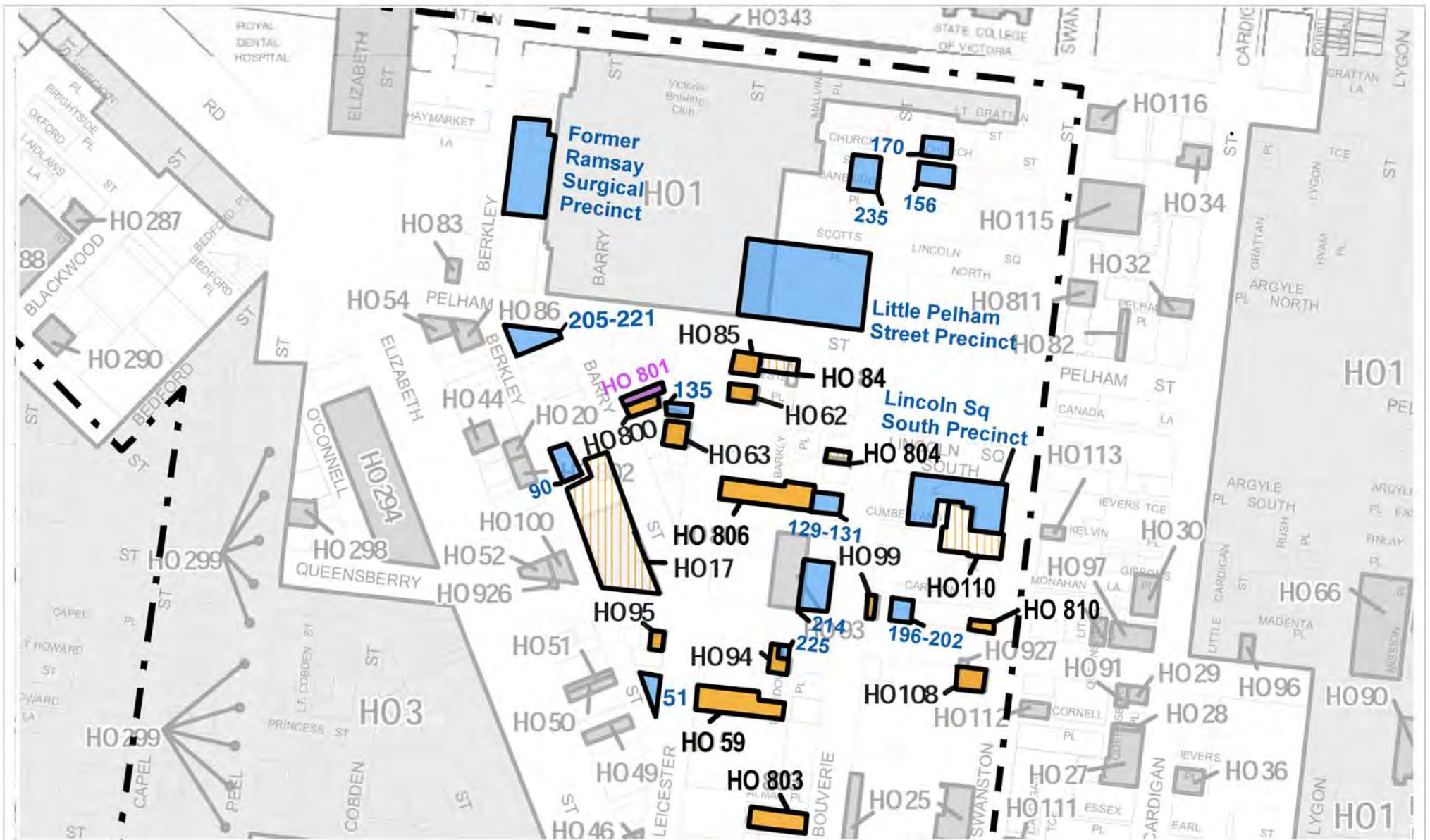
Map - Sites for the Heritage Overlay

The following map derives from the existing 'MAP No 5ho' (Amendment C154) in the planning scheme.

It identifies the following sites, which were included on the project list:

- Existing heritage overlays, for which a citation had not previously been prepared (refer to Appendix C for the citations).
- Recommended heritage overlays (refer to Appendix D for the citations).
- Existing heritage overlays, for which a citation had previously been prepared but has been updated with this review (refer to Appendix G for the citations).

Note other existing heritage overlays for which a citation was not required, because the site was included on the Victorian Heritage Register, have been left in 'grey'.



GENERAL NOTE
 Other existing heritage overlays for which a citation wasn't required have been left as grey.

- LEGEND**
- Existing HO - no change
 - Existing HO - some changes, refer to report
 - Existing HO - to be removed
 - Recommended HO
 - Study area boundary

PROJECT TITLE
 City North Heritage Review

LOCATION

FOR
 Melbourne City Council

DRAWING NUMBER
 CARLTON - Recommended HO

NORTH
 00

REVISION
 NOTES

JOB NUMBER
 2011.16

DATE
 DRAWN BY
 RBA
 ISSUE
 SCALE
 NTS

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APPENDIX C

Citations - Existing Heritage Overlays

HO	Heritage Place	Page
HO17	Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street; Carlton	C3
HO800	Pair of Houses 56-58 Barry Street, Carlton	C6
HO63	Former Factory & Residence 121-123 Leicester Street, Carlton	C8
HO62	Pattison Terrace 148-152 Leicester Street, Carlton	C10
HO85	Carlton Inn 154-160 Leicester Street, Carlton	C12
HO99	Shop 210 Queensberry Street, Carlton	C15
HO94	Former Independent Mission Hall 229 Queensberry Street, Carlton	C17
HO95	Former Mills Hotel 259 Queensberry Street, Carlton	C20
HO108	Queensberry Hotel 593-597 Swanston Street, Carlton	C22

FORMER MYER DESPATCH BUILDINGS (HO17)

Address	31-47 Barry Street and 258-274 Queensberry Street, Carlton
Date/period	1928+1933/Interwar
Building type	Commercial
Grading	B2 (31-47 Barry Street) and C2 (258-274 Queensberry Street)
Previous Grading	B3 (31-47 Barry Street) and C3 (258-274 Queensberry Street)



Significance

What is Significant?

The buildings, especially the original forms and general appearance of the façades.

How is it Significant?

The former Myer Despatch buildings are of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1928 and 1936, the former Myer Despatch buildings are historically significant for being indicative of the commercial development that occurred in this part of Carlton during the Interwar years. At this stage, many earlier buildings were replaced with factories and warehouses. Previously, from the 1890s at least, this site had contained large commercial stables.

(AHC Criterion A4)

Designed by the architects H. W. & F. B. Tompkins, the former Myer Despatch buildings are of aesthetic significance for being largely intact warehouses of the Interwar period. The earlier, southern building is indicative of a 1920s approach to an industrial type, with restrained classically influenced detailing in contrasting areas of red brick and render. The later, northern building is a fine and largely intact example of the Moderne style with its narrow cantilevered canopies and distinctive parapet treatment, as well as contrasting horizontal and vertical emphasis.

(AHC Criterion E1)

Description

The site includes two distinct buildings: the red brick building at 258-274 Queensberry Street and the taller rendered building at 31-47 Barry Street. Original lettering survives to both buildings.

The three to four storey red brick building has façades to three streets (Berkeley, Queensberry and Barry). It is divided into bays of varying width by red brick pilasters with a lintel of vertically orientated bricks above the third floor windows. Rendered elements include the cornice, the panelled spandrels between floor levels, and wall near the original entries. A tower element defines the centre of the Berkeley Street façade. The ground floor windows have a broad, battered sill and the single paned windows are not original. Overall, it has a Commercial Palazzo form with a defined attic level, though it was not initially designed as such.

The five storey rendered, Moderne style building with basement extends between Berkeley and Barry Streets though the façade to the latter is longer than that to the former street. Each façade has an asymmetrical format with contrasting horizontal and vertically orientated sections and narrow curved canopies above the broad banks of multi-paned windows. A pole like element extends above the parapet with horizontal (speed) lines to the upper part similar to those employed to the adjacent parapet section, which is surmounted by a flagpole on the Berkeley Street façade. The multi-paned windows are probably not original.

History

In 1858, M. Dawson purchased three adjoining Crown allotments (nos 9-11) in Section 69 at Carlton.¹ By the mid-1860s, according to the Cox plan, there was no development on the site.² By the end of the 19th century however, there was a large stables building with a pitched floor and a long verandah to the west side on the site.³

In 1928, the land was purchased in Queensberry Street for a new factory and garage/despatch building by the Myer Emporium. The business had doubled between 1924 and 1927 and the delivery service was expanding rapidly at this time.⁴ An application was made by the noted architects H. W. & F. B. Tompkins for a three storey building at the southern end of the site in July 1928. It was to cost £39,989 and be constructed by Messrs Lee & Dunn, who completed the work by May 1929. The original drawings reveal that multi-paned windows were employed however with a smaller paned type to the ground floor than the upper two levels. There was also a parapet at this stage.⁵ The fourth storey was added during the first half of 1934 at a cost of £7,000 by Clements Langford, with the Tompkins brothers again documenting the works.⁶ Furniture and shoes were located on the upper floors.⁷

In March 1936, an application was made for the northern building, which was also designed as a factory and garage by H. W. & F. B. Tompkins. The cost of this building was similar to the first stage of the adjacent building to the south, being £40,000. It was approved in May 1936 and completed in February 1937 by W. G. Burne & Sons. In the application for the brick and concrete building, the address is noted as being 31-45 Barry Street and 80-88 Berkeley Street. The original drawings indicate that the multi-paned windows had smaller divisions and that the Myer name was also etched into the render to the upper margin on the Barry Street, or east, elevation (as it remains on the Berkeley Street elevation) and above the doorway. A flagpole was also intended for the Barry Street elevation.⁸

The architects H. W. & F. B. Tompkins were among the most pre-eminent architects in Melbourne during the early part of the 20th century, and were responsible for the main Myer Emporium buildings in Lonsdale Street (1925+29) and Bourke Streets (1933). They also designed several other major buildings in central Melbourne such as the Commercial Travellers Building at 318-24 Flinders Street (1912) and the Herald & Weekly Times Building, 44-74 Flinders Street (1921-23). In addition, they were responsible for another industrial building in this part of Carlton at 631-645 Swanston Street (1922).

¹ Township Plan, Jika Jika M314(14). The total area was nearly 0.75 acre.

² Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

³ MMBW plan 30, 1896 and detail plan no 1175+1176 (1896)

⁴ Alan Marshall, *The Gay Provider: The Myer Storey*, Melbourne 1961, p129

⁵ Building Application 10,731: VPRS 11,200/P1/Unit 1327 and VPRS 11,201/P1/Unit 133; M. Lewis, *Australian Architectural Index*, record no 13,077

⁶ Building Application 14,905: VPRS 11,200/P1/Unit 1704 and VPRS 11,201/P1/Unit 179; M. Lewis, *Australian Architectural Index*, record no 45,587

⁷ Alan Marshall, *The Gay Provider: The Myer Storey*, Melbourne 1961, p257

⁸ Building Application 17,204: VPRS 11,200/P1/Units 1953 + 1954 and VPRS 11,201/P1/Unit 206

During WWII, the Myer family was a great supporter of the war effort and US troops were billeted at the Despatch Building in Berkeley Street, as well as in the Lonsdale Street store.⁹

The site has been taken over by the University of Melbourne in recent years.

Recommendations

It is recommended that the former Myer Despatch buildings be retained in the Schedule to the Heritage Overlay however that the extent of the heritage overlay be increased to incorporate both buildings. Currently the heritage overlay covers the southern building however the citation is mostly about the northern building.

Extent of Designation

The land and the original buildings.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates.

⁹ Robin Grow, 'Occupied Spaces', In *Spirit of Progress*, vol. 11, no. 4 (Spring 2010), p12

PAIR OF HOUSES (HO800)

Address	56-58 Barry Street, Carlton
Date/period	1862/Early Victorian
Building type	Residential
Grading	B3
Previous Grading	B3



Significance

What is Significant?

The pair of houses, especially their façades including original windows, doors and verandahs, but excluding the rear additions to no. 56.

How is it Significant?

The pair of houses are of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The houses are historically significant as rare surviving examples of early Victorian dwellings in this part of Carlton dating to the early 1860s and so are reflective of the early phase of development in the area.

(AHC Criterion A4)

The houses are of representative significance as good examples of Early Victorian terraces which retain original detailing generally intact, including quoining to the walls and cast iron to the front verandah and fence. They are also significant as the only buildings in the vicinity, partly constructed from expressed stone (ground floor).

Description

The pair of adjoining, double-storey houses at 56 and 58 Barry Street were built during the mid-19th century. The lower level is constructed from basalt and the upper storey from brick. External surfaces to Barry Street have been painted, though the side of no. 56 remains unpainted stucco.

Some features differ between the two storeys. To the lower level, there are large quoins around the front door and windows and smaller brick quoins to each end of the façade of the upper level. The timber doors have distinctive arched panels, a transom light above and are flanked by a double-hung sash window. Original cast iron bootscrapers remain beside each front door. To the first floor are two sets of French doors to each residence.

The pitched corrugated iron roof is hidden behind a parapet and is pierced by a central, decorative cream brick chimney shared by both residences. A prominent feature of the pair is the balconies and street level verandahs. The balcony has a concave corrugated iron roof, a timber panel separating the individual residences, and has a timber frieze, balustrades and chamfered posts. The verandah is also divided, with a corrugated sheet metal roof and has decorative cast iron columns and frieze and palisade fence, set in a basalt plinth. The stamp of the cast iron manufacturer is visible at the base of the columns but is obscured by multiple layers of paint.¹⁰

History

Numbers 56 and 58 Barry Street are on part of a small and oddly-shaped allotment bought by Rutter & Hale in the early 1850s.¹¹ The land was subsequently subdivided and Hale retained the land, on which the extant pair of buildings survive, at least until 1865.¹²

The first listing for the pair of houses was in 1862, when they were described as being of stone and brick, each with four rooms. They were owned by George M. Hale, who also occupied a wooden building to the rear, off the side lane.¹³

By 1865, they were listed as nos 22 and 24 and were being occupied by William Wall and Joseph Drew respectively. The occupants changed regularly during the rest of the 19th century and the current numbering system was introduced by 1890.¹⁴

The MMBW plans of 1896 show that the two dwellings each had a narrow timber section to the rear, extending the width of the block, with an attached brick bathhouse. In the corner of each yard was a closet. They also reveal that the right-of-way to the south side of no. 56 extended to the rear of the house and dissected the existing allotments, providing access to the smaller allotment to the rear on which there was a timber building (on what is now the east end of no. 58).¹⁵

Recommendations

It is recommended that the pair of houses at 56-58 Barry Street, Carlton be retained in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

¹⁰ Melbourne City Council, Heritage Building Identification Sheet, viewed 4.5.2011

¹¹ Township Plan, Melbourne M314(14), allotment 3, section 70

¹² City of Melbourne rate book

¹³ City of Melbourne rate book 1862, Smith Ward, entry nos 142-144.

¹⁴ Sands & McDougall's directories, various

¹⁵ MMBW plan 30 and detail plan 1175 (1896)

FORMER FACTORY & RESIDENCE (HO63)

Address	121-123 Leicester Street, Carlton (Parent address is 119-125 Leicester Street, Carlton)
Date/period	1886/Late Victorian
Building type	Commercial
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The extant building excluding the roof top additions.

How is it Significant?

The former factory and residence is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The former factory and residence is historically significant as it is indicative of the second phase of development during the later part of the 19th century in this part of Carlton when earlier, often timber buildings, were replaced with more substantial brick structures. The site is also significant for being an example of combined single residence and commercial building on a relatively large scale.

(AHC Criterion A4)

The former factory and residence is of representative aesthetic significance as a comparatively intact example of a late Victorian building. It is a relatively restrained design for the period, indicating the utilitarian purpose of the building.

(AHC Criterion D2)

Description

The late Victorian period, brick building consists of two sections of three and four levels. In recent years, a lightweight construction occurred on the upper level.

The façade has a stuccoed finish and is broadly symmetrical though the spacing to the windows varies slightly between the two parts, a result of the southern three storey section being wider than the northern four storey section. There are moulded cornices to each level, and at the ground floor there is also a rosette-patterned frieze. The windows also have moulded settings and a hood above all the windows to the upper floors and the door. Where the garage entry has been introduced, there had been two windows, probably only one of which was original.

The windows are timber double-hung sashes, many with original vertical glazing bars. The windows to the northern part are smaller at the first and second floor levels. Small metal balconies have been introduced to the side walls.

History

The site is part of allotment 5 of section 70 at Carlton, purchased by E. De Carte and W. Morton in March 1852.¹⁶

The site was developed during the early 1870s and by 1875, Fred Shepherd, a grocer, was operating at the site. By 1880, Cecil Thomas, a tinsmith was established there.¹⁷ The original building was a 'wood tinsmith factory and workshop at rear'.¹⁸

The architect George Ravenscroft called for tenders for a warehouse and residence for Mr Cecil of Leicester Street, Carlton in November 1885.¹⁹ By 1887, the building was listed as being brick and stone, with seven rooms, with an 'old rear'.²⁰

The MMBW Plans of 1896 show the extant building occupying the site.²¹ It consisted of two sections and it is similarly depicted on the later Mahlstedt plans as interconnected three and four storey parts, though it was probably constructed in one phase.²²

Thomas Cecil was operating as a meat preserver in 1898, when he became bankrupt.²³ However a few years later, the site was occupied by mushroom growers Mascotte & Co.²⁴ During the first half of the 20th century, the building continued to be used for light manufacturing or as a warehouse. In 1925, Messrs Beeston and McKillop were manufacturing overcoats at the site,²⁵ and during the mid-1940s, Birko electrical goods occupied the site.²⁶

In 1959, the factory was damaged by a fire and required repair works to the value of £1200. In 1987, it was converted to offices.²⁷ Subsequently it has been converted to apartments and the two chimneys to the southern edge of the three storey section have been removed. Some changes have also been made to the openings at ground level.

Recommendations

It is recommended that the site be retained in the Schedule to the Heritage Overlay with a name change to 'former factory and residence'.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

¹⁶ Township Plan, Melbourne M314(14),

¹⁷ Sands & McDougall's directories

¹⁸ City of Melbourne rate book, Smith Ward, 1885, entry no 265

¹⁹ The *Argus*, 10 November 1885, p10

²⁰ City of Melbourne rate book, Smith Ward, 1887, entry no 264

²¹ MMBW detail plan, nos 1176 and 1177 (1896)

²² Mahlstedt Fire Insurance Plan, map 22A (1923-28 series, section 2 north, version 4)

²³ The *Argus*, 26 March 1898, p10

²⁴ The *Argus*, 1 December 1904, p9

²⁵ The *Argus*, 15 May 1925, p17

²⁶ The *Argus*, 21 August 1946, p29

²⁷ Building Application Index, VPRS 11202

PATTISON TERRACE (HO62)

Address	148-152 Leicester Street, Carlton
Date/period	By 1860/Early Victorian
Building type	Residential
Grading	C2
Previous Grading	C2



Significance

What is Significant?

The original part of the building, in particular the overall form and plain detailing.

How is it Significant?

Pattison Terrace is of historic and representative significance to the City of Melbourne.

Why is it Significant?

Pattison Terrace is historically significant as it is indicative of an early phase of development in this part of Carlton and may be the earliest remnant residential building from this first stage of development during the late 1850s/early 1860s. (AHC Criterion A4)

Pattison Terrace is of representative significance for it is only one of two groups of early housing in this part of Carlton that is south of Pelham Street (the other being at 56-58 Barry Street), which during the 19th century consisted largely of this type of housing. The unadorned treatment of the exterior is typical of the mid-19th century. (AHC Criterion D2)

Description

Pattison Terrace comprises a group of three double storey terrace houses which survive from the original Pattison Terrace, which had comprised of five houses, and their relatively plain expression is indicative of the early Victorian period. The gable roof is clad in slate and is pierced by two chimneys; the larger southern one appears to have been rebuilt. The red/brown bricks are handmade and two houses retain fragments of white tuck-pointing (nos 150-52) as well as signs of having been sandblasted (nos 150+152 had been previously painted). The detailing to the front verandahs and balconies is mostly recent fabric consisting of simple, timber balustrades and (transom) friezes in front of the doorways

and tiled deck, though some of the timber components (ceiling boards and screens separating each dwelling) may be earlier.

The lintels to the openings are stuccoed and painted, as are the windows sills. The configuration of openings is original including to the first floor (a mixture of French doors and windows), although the doors and windows themselves may not be. Currently there are single paned, double hung sash windows to the ground floor, though given the age of the building, they are likely to have been originally multi-paned.

To the rear, the original rear wings constructed of brick and timber have been heavily modified. Currently they are largely timber clad and extend the width of the building, whereas initially, they had a narrower footprint, typical of the Victorian period.

History

In 1853, R. Hepburn, purchased a quarter acre Crown allotment (no. 11, section 25) on which a terrace comprising the three extant residences was constructed. Hepburn bought several other allotments in the vicinity.²⁸ Hepburn's holdings were subdivided soon after and the land, on which the subject building is located, comprised two of the lots.²⁹

By 1857, there was considerable development in Leicester Street, initially focused on the east side.³⁰ The three houses that remain, comprising nos 148-152, had been constructed by 1860, as evidenced by a contemporary advertisement referring to Pattison Terrace.³¹ It was named after its owner and was possibly built in two stages (the extant three houses and an additional two to the south) but the five terraces were completed by 1862. At this stage they were described as consisting of four rooms, brick and with wood kitchen. The extant northern group were rated slightly more than the other two (now demolished), £38 as compared to £36.³²

One of the houses was advertised for lease in 1866 as a, 'six-roomed house, passage, verandah, Pattison-terrace, Leicester street [sic], Carlton, near University.'³³ By 1870 Pattison Terrace was identified in the directories.³⁴ The 1896 MMBW plans shows some minor differences between the footprints of the northern group of three (nos 148-152) and southern group of two (nos 144-146), though their façades were aligned. By this stage, there were closets to the rear laneway.³⁵

There was a consistent turnover of occupants during the 19th century in keeping with the fact that the five houses were built as rental properties, exploiting their location close to the University of Melbourne. Pattison Terrace was sold after the death of Mrs C. Pattison in 1903. It was advertised as 'five two-story brick Balcony Houses, of five and six rooms respectively, on land 76 x 82, producing a rental of £168 p.a.'³⁶

It has not been confirmed when nos 144 and 146 were demolished, but in 1953 the extant two storey commercial building was constructed adjacent to the remnant portion of Pattison Terrace. It was employed by Evan Evans P/L and later Acrylic Industries.³⁷

Recommendations

It is recommended that Pattison Terrace be retained in the Schedule to the Heritage Overlay with a name change.

Extent of Designation

The land and the original buildings.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

²⁸ Township Plan, Melbourne M314(14), Hepburn's other nearby holdings included allotment 10, section 25 and allotment 18-20, section 30

²⁹ Vale Collection (SLV), vol. 3, p37. 'Subdivision of allotments no. 18, 19 & 20 section 30 and allotments 10 & 11 of section 25 – North Melbourne at Carlton', no date. The lots were both 23 by 70 feet.

³⁰ Sands & Kenny directories, 1857 +1860

³¹ *The Argus*, 28 March 1860, p1. The suburb is identified as North Melbourne at this stage. The rate book entry of that year however does not coincide as only one, three room house existed near the Carlton Inn (then Carlton Hotel).

³² Melbourne Rate Books, Smith Ward, entry nos 192-196.

³³ *The Argus*, 7 June 1866, p8

³⁴ Sands & McDougall's directories

³⁵ MMBW detail plan, no 1177 (1896)

³⁶ *The Argus*, 25 July 1903, p2

³⁷ *City of Melbourne, Building Application Index*, VPRS 11202. The extant building is outlined on the Mahlstedt Fire Insurance Plan, map 21A (1923-28 series, section 2 north, version 4 and 1962 series)

CARLTON INN (HO85)

Address	154-160 Leicester Street, Carlton
Date/period	1857/Early Victorian
Building type	Commercial
Grading	C2
Previous Grading	C2



Significance

What is Significant?

The original front section of the Carlton Inn, excluding the rear additions.

How is it Significant?

The Carlton Inn is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Carlton Inn is historically significant as one of the earliest extant buildings in this part of Carlton, which has undergone substantial change since the time of its initial phase of construction in 1857.

(AHC Criterion A4)

The Carlton Inn is of aesthetic significance as a good example of the Victorian period. The façade is relatively plain and generally indicative of the early to mid-Victorian period, though the parapet may date to the later Victorian period. The façade has a stucco finish but the original corner section may be partly stone.

(AHC Criterion E2)

Description

The original section of the Carlton Inn located on the south-east corner of Pelham and Leicester Streets is possibly a mostly stone construction. It was extended to the east (that is along Pelham Street) during the latter part of the 19th century, when the extant parapet may have been added. Subsequently, a series of additions have been constructed to the rear, both single and two storey.

The front part of the Victorian period hotel is double storey with a painted stucco façade above a stone plinth, also painted. The hipped roof, clad in corrugated sheet metal, is hidden by a parapet, which includes the name of the building at the corner and elsewhere has a bottled balustrade with urns above. There is an unusually plain cornice, similar to that above the pair of corner entries, however these may be later alterations. There is a subtle trabeation expression (post and lintel) evident in the stucco work, which may have been more prominent previously, as it is possible that the stucco has been built up over the years. The lower part of the walls are tiled (possibly during the Interwar period) but have been painted over.

To the first floor, the window settings of the original corner section differ from those at the east end of the Pelham Street elevation. The lintels of the latter group sit directly below the cornice and have a panelled section below the sills. All the windows have timber-framed double hung sashes.

History

The quarter acre block the corner of Pelham and Leicester Street was purchased in 1853 by R. Hepburn, who also bought the adjacent allotment to the east on Pelham Street and three others opposite.³⁸ Hepburn's holdings were subdivided soon after and the land, on which the subject site is located, comprised a single lot.³⁹

An application for a Publicans' Licence by George Edwards of the Carlton Inn was postponed on 22 April 1856 but granted a month later.⁴⁰ In the following year, the Carlton Hotel was listed in the Sands & Kenny Directory with an unnumbered address to Leicester Street. In 1860, it was listed in the rate books list as a stone building and the licensee was John Cozens.⁴¹ By 1862 it appeared in rate books as having 12 rooms.⁴²

By 1896, according to the MMBW plans, the main section that fronts Pelham Street had been constructed, probably to two storeys, and a cellar was identified at the north-west corner. To the rear were two timber buildings: substantial stables (to the southern boundary) and a smaller fowl house (to the east boundary).⁴³

Over the course of the 20th century several additions have been made to the rear, from the 1920s onwards. In 1923, the architects Thomas Watts & Sons designed a small addition to the rear to the value of £500, which included a new kitchen to the ground floor and bathroom above. The front bar was also altered at this stage and the builder was G. J. Edwards of North Brighton.⁴⁴ In 1936, a new two storey section on the eastern boundary was constructed, costing £700. The kitchen was relocated to the ground floor (next to the dining room, which had previously been a billiard room) and additional bedrooms above. Harry J. Johnson was the architect and J. A. Trencher of Caulfield was the builder. The outbuildings to the southern boundary still existed at this time.⁴⁵

In 1954, the architect Harry J. Little designed further alterations to the rear, being two separate single storey sections with laundry and toilets. The outbuildings were demolished to make way for a garage and fuel store. The builder was R. J. Johnstone of Mitcham.⁴⁶

Later single storey sections were added to the south-east corner.⁴⁷ The locations of doorways to the middle of the Pelham Street elevation have been altered since the mid-20th century.⁴⁸ Extensive alterations were also undertaken in 1972 and 1989.⁴⁹

³⁸ Township Plan, Melbourne M314(14), allotment 10 and 11, section 25

³⁹ Vale Collection (SLV), vol.3, p37. 'Subdivision of allotments no. 18, 19 & 20 section 30 and allotments 10 & 11 of section 25 – North Melbourne at Carlton', no date. The square lot was 70 by 70 feet

⁴⁰ The Argus, 23 April 1856, p.6 and 7 May 1856, p.4

⁴¹ City of Melbourne rate book 1860, Smith Ward, entry no 748. The correct spelling of the surname is uncertain.

⁴² City of Melbourne rate book 1862, Smith Ward, entry no 203.

⁴³ MMBW detail plan, no 1177 (1896)

⁴⁴ Application 5304: VPRS 11200/P2/Unit 107 and VPRS 11201/P1/Unit 66

⁴⁵ Application 17,100: VPRS 11200/P1/Unit 1941 and VPRS 11201/P1/Unit 204

⁴⁶ Application 27,992: VPRS 11200/P7/Unit 711 and VPRS 11201/P1/Unit 351

⁴⁷ Building Application Index, VPRS11202 and Mahlstedt Fire Insurance Plan, map 21A (cf 1923-28 series, section 2 north, versions 1+ 4 and 1962 series)

The hotel remained in the Noble family for about a century. In 1863, Mrs Noble is listed as the owner in the rate books, the first year owners were noted. In 1923, William K. Noble of Mirboo owned the site, and retained the ownership in 1936. By 1954, the proprietor was the Estate of W. K. Noble.

Recommendations

It is recommended that the Carlton Inn be retained in the Schedule to the Heritage Overlay but that the address be changed from 175 Pelham Street to 154-160 Leicester Street.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

⁴⁸ Refer c.1957 photograph by Lyle Fowler (SLV: image no. a42872)
⁴⁹ Building Application Index, VPRS11202

SHOP (HO99)

Address	210 Queensberry Street, Carlton
Date/period	c.1884/Victorian
Building type	Commercial and residential
Grading	C3
Previous Grading	C-



Significance

What is Significant?

The building, especially the Italianate style stucco detailing to both street frontages and excluding the rear additions.

How is it Significant?

The building at 210 Queensberry Street, Carlton is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The building at 210 Queensberry Street, Carlton is historically significant as a remnant of the 19th century phase of development in this part of Carlton, which has undergone substantial change since the turn of the 20th century, such that there limited fabric from this phase of development survives.

(AHC Criterion A4)

The building at 210 Queensberry Street, Carlton is of aesthetic significance as a relatively intact Victorian period, Italianate style shop in this part of Carlton. The treatment of the first floor is elaborate and includes fluted pilasters, arched windows also with pilasters, and panels of vermiculation.

(AHC Criterion E1)

Description

The front original part of the later Victorian period building is two storey with a splayed corner and is indicative of the Italianate style. It has a hipped roof clad in corrugated sheet metal hidden behind a parapet, which may have initially had ornaments attached (such as urns or the like). The walls have a white painted stucco finish with faint tooled lines and the cornice has brackets and a dentillated band below.

The upper level of each street elevation is divided into bays by fluted pilasters with Corinthian capitals. The arched windows (timber-framed double hung sashes) to each bay are defined by less elaborate, panelled pilasters, have a keystone, and are linked by a moulded string course. The corner arch however contains a blind niche rather than a window. Other decorative elements include panels, some with vermiculation, and channelled rustication to either end the ground floor. There is a basalt plinth to much of the ground floor, but it has been removed to the corner section, probably when the shop front was modified with a broad lintel and aluminium-framed windows. There is a four-panelled timber door to the residence on the southern elevation (Queensberry Street).

History

In 1851, a block on the corner of Queensberry Street and Bouverie Street measuring a quarter of an acre was purchased by John Harbison.⁵⁰ Harbison subdivided the land during the late 1850s through to the early 1860s. The subject site was conveyed to George Watson in 1859 for about £308, who largely retained it until 1877 when it was transferred to William Trehey. Trehey died in 1902 but it remained within the family until 1925.⁵¹

There was considerable development in this block of Queensberry between Bouverie and Swanston Streets by 1860.⁵² However, there are no listings in the rate books during the 1860s for the site.⁵³

There was possibly an earlier shop on the site being used by a fruiterer or grocer during the early to mid-1870s.⁵⁴

During the early 1880s, the site was vacant, and the extant building was constructed in about 1884. It is listed as being used by E. Williams, butcher. During the remaining years of the 19th century, it continued to be used by various butchers: Edward Portern, F. W. Pittard and James Hogarth.⁵⁵

The 1896 MMBW plan shows a building on the site with the same footprint as the current building, at which time it had an address of 194 Queensberry Street. At this stage, there was a timber structure to the northern boundary and a small yard in between it and the main building.⁵⁶ It is likely that the timber building was demolished during the early 20th century.⁵⁷

Some alterations were undertaken in 1926 and 1979.⁵⁸

Recommendations

It is recommended that the building at 210 Queensberry Street, Carlton be retained in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates.

⁵⁰ Township Plan, Melbourne M314(14), allotment 10, section 24. The date is difficult to read and may be 1852.

⁵¹ Application no. 46,110 (Land Victoria)

⁵² Sands & Kenny directories

⁵³ Melbourne Rate books, 1863 and 1868

⁵⁴ Sands & McDougall's directories

⁵⁵ Sands & McDougall's directories

⁵⁶ MMBW detail plan, no 1177 (1896)

⁵⁷ Mahlstedt Fire Insurance Plans, map 22A (1923-28 series, section 2 north, version 1 [unaltered] and version 4) both show a different footprint at the rear than the MMBW plan.

⁵⁸ Building Application Index, VPRS11202

FORMER INDEPENDENT MISSION HALL (HO94)

Address	229 Queensberry Street, Carlton
Date/period	1881/Victorian
Building type	Commercial
Grading	C2
Previous Grading	C3



Significance

What is Significant?

The original section of the former Independent Mission Hall, primarily the façade, and excluding the additions to the south-east corner (that is behind 225 Queensberry Street).

How is it Significant?

The former Independent Mission Hall is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Independent Mission Hall is historically significant for being indicative of the more substantial development that occurred during the later part of the 19th century in this part of Carlton, when some earlier buildings, especially timber, were replaced with brick structures. The site is also significant for its associations with the Independent or Congregational Church.

(AHC Criterion A4)

The former Independent Mission Hall is of aesthetic significance for being a notable work by the architects, Henderson & Smart. It has a face brick (now painted) and stucco façade with some distinctive detailing, such as treatment of the cornice with dogtooth string courses.

(AHC Criterion E1)

Description

The former Mission Hall is a two storey, late Victorian brick building with a part rock-face, basalt plinth and stuccoed bands (platband to lower and upper windows and string courses). It has a gable roof hidden by a parapet. The façade is symmetrical about a central projecting bay and has a bracketed cornice and pediment with a circular vent. Below the cornice, and also above the upper level windows, are decorative bands with a dogtooth pattern. The tuck-pointed façade has unfortunately been painted, possibly obscuring bi-chromatic detailing or the like.

There is a regular fenestration pattern, which varies slightly to the different levels, though currently most of the windows are obscured/boarded over. The first floor has a larger arched window to the central bay and a prominent keystone, whereas the other windows have a segmental arch. There is an outline of a triangular pediment above the front entrance, which is set in a recessed porch.

History

In 1852, R. Hepburn purchased the quarter acre, Crown allotment no. 9 (section 14) on which 229 Queensberry Street is now situated. Hepburn also purchased two adjoining Crown allotments nos 8 and 7 at the corner of Queensberry and Bouverie Streets.⁵⁹ Subsequently these three allotments were subdivided into 16 smaller allotments with a right of way (now Lansdowne Place).⁶⁰ The subject site initially corresponded to allotment no. 7 of this subdivision however part of the adjacent allotment to the east (no. 8) was acquired much later.

During the 1870s, the site may have been occupied by a grocer William Wright.⁶¹ A notice of intention to build a mission school at the site was issued on 4 July 1881. The owner was the Independent Church Trustees, the builder was Beardell & Glencross of Elgin Street, Carlton and the architects were Henderson & Smart.⁶² The architects had called for tenders for erecting the building in June 1881 and for tenders for various fittings in October 1881.⁶³ It cost over £1500 and consisted of

a commodious Mission-hall and school, with library, class, and infants' room in Queensberry Street, near Bouverie-street, Carlton. For some time there has been a Sunday school conducted in Madeline-street [now Swanston Street], which is now removed to the better premises. The dedicatory service took place on Thursday, December 15.⁶⁴

Curiously, it was not until 1885 that the site was first listed in the Sands & McDougall's directories as the Independent Church & Mission Hall.⁶⁵ The Independent Church Trustees were based at St Michael's Church at the north-east corner of Collins and Russell Streets, which at the time was a member of the Congregationalist Church (now Uniting Church). The Congregational Church was part of the Protestant tradition that developed in the United Kingdom at the end of the 16th century, and often referred to as the independents or separatists.⁶⁶

In 1883 Henderson & Smart joined forces with one of Melbourne's most well-known architects of the second half of the 19th century, Joseph Reed, to form Reed, Henderson & Smart. In the following years, they designed some notable buildings at the University of Melbourne – Old Pathology (1885) and the Baldwin Spencer Building (1887).

The 1896 MMBW plan indicates that the original brick section of the building had the same footprint as it does currently, however it had a verandah to the rear lane, which has been enclosed.⁶⁷ On the land covered by the rear additions to the east (abutting Lansdowne Place) there were two other small allotments with an address to Lansdowne Place, nos 41 and 43, which also contained a timber building.

During the late 1930s, the site was being used by the Commercial Photographic Co.⁶⁸ A photograph dating to their period of occupation shows that the building had been painted along with details of an entry door with multi-paned leaves and transom above.⁶⁹

⁵⁹ Township Plan, Melbourne M314(14),

⁶⁰ Vale Collection (SLV), vol. 4A, pp128+129. The plan is undated.

⁶¹ Sands & McDougall's directories, 1881 + 1882. The address at this stage was probably 14 Queensberry Street.

⁶² Burchett Index (VPRS 9462/P3/Unit 9), reg no 8839

⁶³ The *Argus*, 3 June 1881, p2 and 29 October 1881, p15. Record nos 36,003 and 32,748 M Lewis, *Australian Architectural Index*

⁶⁴ The *Argus*, 2 January 1882, p7

⁶⁵ Sands & McDougall's directories, various.

⁶⁶ Peter Sherlock in A Brown-May & S Swain (eds.), *The Encyclopedia of Melbourne*, Melbourne 2005, pp168-169; Wikipedia,

⁶⁷ Congregational Church (27.06.11). The

⁶⁸ MMBW detail plan, no 1179 (1896)

⁶⁹ The *Argus*, 8 September 1938, p15

⁶⁹ State Library of Victoria, pi000251 (ca 195-1955); the door may be the one associated with application 22,707 in 1943

During the middle part of the 20th century, a series of additions were made to the building at the south-east corner (on land to the rear of 225 Queensberry Street). Initially there was a single storey addition, which did not occupy the whole area.⁷⁰ During the 1960s, the single storey red brick section was constructed for the Victorian Anglers and Tattersalls Club.⁷¹ In 1983, the second storey concrete block was added for the Victorian Anglers and Tattersalls Club., designed by Ian Jay Consultants.⁷² Subsequently it has been converted to a nightclub.

Recommendations

It is recommended that the site be retained in the Schedule to the Heritage Overlay with a name change to the 'former Independent Mission Hall'.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates.

⁷⁰ Mahlstedt Fire Insurance Plan, map 19A (cf 1923-28 series, section 2 north, version 1 [unaltered] and version 4)

⁷¹ Mahlstedt Fire Insurance Plan, map 19A (1962 and Building Application Index, VPRS 11,202. These were probably undertaken in 1968/

⁷² VPRS 7882/P1/Unit 2450, file 20,341

FORMER MILLS HOTEL (H095)

Address	259 Queensberry Street, Carlton
Date/period	1860/Early Victorian
Building type	Commercial
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The building, especially the overall form and original windows to the first floor. The ground floor openings are not reflective of the original configuration.

How is it Significant?

The former Mills Hotel is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The building is historically significant for being a remnant of the early phase of development in this part of Carlton during the mid-19th century, of which little remains.

(AHC Criterion A4)

The former Mills Hotel is of representative aesthetic significance as a fairly intact early Victorian building. The simple expression with stuccoed walls and some decorative mouldings (to the first floor windows and parapet) is indicative of the period.

(AHC Criterion D2)

Description

The two storey building has a splayed corner, which is typical of the Victorian period. A plain parapet and cornice define the upper part of the stuccoed walls and there is a string moulding above the first floor windows. There is a slight change in the surface at about the mid-point of the east (Leicester Street) elevation suggesting that the south-east portion is an addition.

The first floor windows are timber-framed, double hung sashes, which are grouped and defined by the same moulding detailing, including the blind niche to the corner (which originally may have been a window). The windows on the ground floor have been modified and currently feature larger, single paned aluminium-framed types. A doorway to the north side (Queensberry Street) provides separate access to the upper floor.

History

A triangular parcel of land bordered by Leicester, Berkeley, and Queensberry Streets was purchased by J. L. Keene in the mid-1850s as allotment 60A.⁷³ The allotment was slightly larger than a quarter acre.

The Mills Hotel was first listed in the Sands & McDougall's directories in 1860, and the land had remained undeveloped until that year. The first licensee was Patrick Langan but it had been transferred to John Crawl by 1875. Subsequently William Dartnell held the license for most of the 1880s and 1890s.⁷⁴ During the late 1880s through to the 1890s, the Mills Hotel was used as an electoral office for council elections, for the inspection of rolls and information.⁷⁵ It was reported in the *Argus* in 1895 that a candidate used the hotel's lodge room to address ratepayers.⁷⁶

Some additions and alterations were designed by the architects Wilson & Beswicke in 1883.⁷⁷ By 1896, the Mills Hotel extended the full length of both street frontages and had a bricked yard to the rear with a small bathhouse and closet. The hotel also had a cellar at the south-east corner (that is at the end of the Leicester Street elevation).⁷⁸

The Mills Hotel was auctioned as a de-licensed hotel in December 1915.⁷⁹ Subsequent applications for building permits indicate that the building was being used as a shop and residence by 1924, when a new shop front was installed. Part of the building was being used for offices in 1958.⁸⁰

Recommendations

It is recommended that the site be retained in the Schedule to the Heritage Overlay but the name be changed to the former Mills Hotel.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

⁷³ Township Plan, Melbourne M314(14), section 60A

⁷⁴ Sands & McDougall's directories, various

⁷⁵ The *Argus*, 23 March 1889, p14

⁷⁶ The *Argus*, 6 July 1895, p9

⁷⁷ The *Argus*, 1 August 1883, p3. Record no 17,907, M Lewis, *Australian Architectural Index*

⁷⁸ MMBW detail plan, no. 765 (1896)

⁷⁹ The *Argus*, 20 November 1915, p3

⁸⁰ Building Application Index, VPRS11202

QUEENSBERRY HOTEL (HO108)

Address	593-597 Swanston Street, Carlton
Date/period	1890/Late Victorian
Building type	Commercial
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The substantially intact late Victorian building, particularly the façade to both street frontages featuring decorative stucco work and the original configuration of openings (windows and doors).

How is it Significant?

The Queensberry Hotel is of historic and aesthetic significance to the City of Melbourne

Why is it Significant?

The Queensberry Hotel is historically significant as the site was one of the earliest to be developed in this part of Carlton. The extant building, initially a hotel and shop (southern part of Swanston Street), was designed in 1890 by the eminent architects Tappin, Gilbert and Dennehy to replace an earlier iron building comprising 14 rooms.
(AHC Criterion A4)

The Queensberry Hotel is of aesthetic significance as a substantially intact, Italianate style hotel of the late Victorian period. Elements of note include the decorative stucco work and the original fenestration (pattern of openings) which in many other cases have been modified.
(AHC Criterion E2)

Description

The Queensberry Hotel is a two storey late Victorian period building with detailing indicative of the Italianate style.

Both street elevations are stuccoed with an array of decorative elements. It has a parapet with a name plate flanked by scrolls at the splayed corner identifying it as Fagan's Hotel 1890. Below is a moulded cornice with a dentillated band. The windows are arranged in groups – either single, pairs or groups of three – and are consistent between the two levels, though the windows to the first floor have segmental arches whereas both the doors and windows to the ground floor have arched openings. All openings feature keystones linked by a string course, with those on the upper level having vertical indentations and rosettes on the flange below. Other features include a pilaster at the outer end of each façade and bottle balustrading below the first floor windows. The windows are timber-framed double hung sashes. To the first floor, they are single pane but to the ground floor, they are multi-paned, and probably are not original, as they relate to the extant doors, which are not a 19th century type. The steps at the entries are basalt.

History

A quarter acre allotment on the corner of Swanston Street [then known as Madeline Street] and Queensberry Street was purchased by J. Sim in 1852.⁸¹

In 1854, tenders were sought for the 'erection of a 14 room inn' by James Blackburn Jnr, which may refer to the earlier iron building on the site.⁸² This may have been a prefabricated building. The Queensberry Hotel had been constructed a year later, as it is marked on Kearney's Map dated 1855.⁸³ It was one of the first buildings in the area and it was a local landmark at the time as it is referenced in many contemporary advertisements.⁸⁴

In 1856, E. J. Prevot wrote to the editor of Melbourne's newspaper the *Argus*, asking that the address of a hotel by the same name, where a gambling incident had been reported, be clarified to protect the reputation of the 'Queensberry Hotel Madeline-Street, North Melbourne' for which he was the licensee.⁸⁵ In 1860 the hotel was described as having a bar and cellar, and 13 rooms, as well as an iron store (2 rooms) and stables. The licensee at the time was Thomas Emerson.⁸⁶ In 1863, the hotel was still owned by John Sims, who also occupied an iron and wood shop adjacent in Madeline Street.⁸⁷

A notice of intention to build the extant hotel and shop was issued on 28 February 1890. The owner at this stage was P. Fagan, the builder was M. Haorey of Faraday Street, Carlton, and the architects were the firm of Tappin, Gilbert and Dennehy.⁸⁸ They had previously designed Storey Hall (now part of RMIT at 344 Swanston Street) in 1887. Tenders were accepted a month later.⁸⁹ In 1891, the license was transferred from Maurice Fagan to Michael Harvey.⁹⁰

The extant building, consisting of two separate sections (shop at 77 Madeline Street and hotel at no. 79), is outlined on the 1896 MMBW plan. The building included a sizeable cellar at the north-east corner.⁹¹

By the early 1920s, the shop at no. 593 was linked internally with the hotel at no. 597. Later the separating wall was removed and single storey additions were constructed to the rear.⁹² Few external alterations have been undertaken to the building, however in 1970 an application was made for considerable alterations, presumably to the interior.⁹³

Recommendations

It is recommended that the Queensberry Hotel be retained in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

⁸¹ Township Plan, Melbourne M314(14), allotment 8, section 15

⁸² The *Argus*, 6 January 1854, p3. Record 17,912 on M Lewis, *Australian Architectural Index*

⁸³ 'Melbourne and its suburbs', compiled by James Kearney, Victoria Surveyor General, 1855

⁸⁴ The *Argus* various

⁸⁵ The *Argus*, 25 March 1856

⁸⁶ City of Melbourne rate book 1860, Smith Ward, entry nos 244 + 245.

⁸⁷ City of Melbourne rate book 1863, Smith Ward, entry no. 584

⁸⁸ Burchett Index (VPRS 9462/P3/Unit 22), reg no 4347

⁸⁹ Building Engineering and Mining Journal 29.3.1890, supplement 3. Record 17,906 on M Lewis, *Australian Architectural Index*

⁹⁰ The *Argus*, 26 March 1891, p5

⁹¹ MMBW detail plan, no. 1179 (1896)

⁹² Mahlstedt Fire Insurance Plan, map 22A (cf 1923-28 series, section 2 north, version 1 [unaltered] and version 4)

⁹³ Building Application Index, VPRS11,202

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

APPENDIX D

Citations - Recommended Heritage Overlays

The following sites have been assessed as reaching the threshold level of local significance and so are recommended for heritage protection in the Melbourne Planning Scheme.

The citations for this group are provided in the following pages.

Name	Page
Recco Warehouse 90-104 Berkeley Street, Carlton	D3
Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	D5
Former Modern Printing Company Factory 129-131 Bouverie Street, Carlton	D10
Former Pitman Books Building 158 Bouverie Street, Carlton	D12
House 166-170 Bouverie Street, Carlton	D14
Little Pelham Street Precinct 183-195 Bouverie Street, 168-178 Leicester Street & 150-170 Pelham Street, Carlton	D16
Former Baptist Kindergarten 233-235 Bouverie Street, Carlton	D22
Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton	D25
Former Factory 135-139 Leicester Street, Carlton	D28
Lincoln Square South Precinct 11-31 Lincoln Square South & 631-45 Swanston Street, Carlton	D30
Former E P Printing & Publishing Co. building 205-221 Pelham Street, Carlton	D35
Former Paton's Brake Replacement Factory 198-202 Queensberry Street, Carlton	D38
Melbourne Metropolitan and Tramways Board (MMTB) Substation 214-222 Queensberry Street	D40
Former Factory 225-227 Queensberry Street, Carlton	D43

REPCO WAREHOUSE

Address	90-104 Berkeley Street, Carlton
Date/period	1938/Interwar
Building type	Commercial
Grading	C2
Previous Grading	-



Significance

What is Significant?

The building, in particular the façade featuring unpainted brickwork, steel-framed windows, as well as the painted Repco signage.

How is it Significant?

The Repco warehouse is of historic and representative significance to the City of Melbourne.

Why is it Significant?

Built in 1938, the Repco warehouse is historically significant as it is representative of the phase of land consolidation and development that occurred in this part of Carlton during the first half of the 20th century when there was a major shift from largely residential to mostly commercial land use. It is also has associations with the Repco company which operated from other nearby sites (278 Queensberry Street and 618-630 Elizabeth Street).
(AHC Criterion A4)

The Repco warehouse is of aesthetic significance as it has landmark value and for being a remarkably intact and fine example of a Moderne style building. Elements of note include the asymmetric composition comprising the cream brick tower and contrasting brown brick sections with steel-framed windows.
(AHC Criterion E2)

Description

The four storey, Moderne style building occupies the whole site. Characteristics of the Moderne style are the boldly asymmetric design and strong volumetric expression with large areas of glass. In addition, there are contrasting sections that are vertically orientated (northern entry tower) and horizontally orientated (rest of the façade).

The façade is mostly a combination of cream (entry tower and banding/speed lines) and brown brick with some areas of reinforced concrete (parapet, window canopies and piers between some groups of windows). There are also speed lines (horizontal indentations) to the parapet. The large, multi-paned windows are steel-framed, though originally there were glass bricks to the tower, and the main entry has the original timber double-leaf doors. There is also a roller door to the loading dock at the south end of the façade. Early signage identifying Repco survives to the upper part of the tower-element.

To the rear and side elevations, the expression is simpler with alternating bands of red brick and concrete with steel-framed windows.

History

The Repco warehouse is built on land that was purchased around 1854 by J. East and W. Cain with others.¹ By 1896 there were six buildings on the land, four of which were brick and two of timber. Five were houses and had verandahs.²

Approval to build the existing warehouse was granted to the owners, Replacement Parts Pty Ltd, whose address was nearby at 618 Elizabeth Street, on 16 February 1938. The building was designed by architect, F. A. Bell and was estimated to cost £10,000.³

Replacement Parts changed their name to Repco at this time and was part of a group of companies (Russell Manufacturing Co) established by Robert Russell in 1926.⁴ It also included the Auto Grinding Co., which was based diagonally opposite at 278 Queensberry, on the corner of Berkeley Street and the nearby building at 618-30 Elizabeth Street.

The benefits of the new building were soon apparent, enabling the company to increase stocks of spare parts it was able to hold. The *Argus* reported on the annual shareholders' meeting on 31 October 1938;

The rise in the item 'freehold properties' showed the expenditure on the new foundry building and warehouse at Richmond and the warehouse at Carlton. All these buildings were now in use, and provided the company with valuable and much-needed space.⁵

Repco continued to occupy the site until at least 1962.⁶ In 1983, the glass bricks to the cream brick tower-element were replaced with metal-framed types.⁷

Recommendations

It is recommended that the Repco warehouse be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building including the signage to the upper margin at the north-west corner of the building.

Previous Studies/Identification

The site has not been identified in earlier heritage studies.

¹ Township Plan, Melbourne M314(14), allotments 6 and 7, section 69
² MMBW detail plans, nos. 175, 1176 and MMBW Plan 30 Carlton and North Melbourne (1896)
³ Building Application 19,105: VPRS 11,201/P1/Unit 228 and VPRS 11,200/P4/Unit 217
⁴ The *Argus*, 26 June 1926, p30
⁵ The *Argus*, 1 November 1938 p 4
⁶ Mahlstedt Fire Insurance Plan, map 22A (1962 series)
⁷ Building Application Index, application 56,371

FORMER RAMSAY SURGICAL PRECINCT

Address	182-210 Berkeley Street, Carlton
Date/period	1965-74
Building type	Commercial
Grading	Refer schedule
Previous Grading	-



208-210 Berkeley Street



202-206 Berkeley Street



182-200 Berkeley Street (northern end)



182-200 Berkeley Street (southern end)

Significance

What is Significant?

The three adjoining buildings at 182-200, 202-206, and 208-210 Berkeley Street, Carlton.

How is it Significant?

The former Ramsay Surgical precinct is of historic and aesthetic significance to the City Of Melbourne.

Why is it Significant?

Mainly constructed between 1969 and 1974, the former Ramsay Surgical precinct is historically significant for representing the final phase of change in this part of Carlton when remnant sections of 19th century housing were replaced with medium-scale, commercial buildings, which remained typical of the area until about the turn of the 21st

century. It also has associations with the Ramsay Surgical Company, which existed for about 50 years as a major supplier of medical equipment in Melbourne and other parts of Australia.

(AHC Criterion A4)

The former Ramsay Surgical precinct is of aesthetic significance for being a rare instance of three, adjoining c.1970 buildings, being generally influenced by the Brutalist style, as typified by the use of brown brick. Of the group, the largest building (nos 182-200) is the most distinctive and typical of the Brutalist style with its uncompromising design, bold massing and machine-like aesthetic. It was designed by the architect James M. McIlldowie. The two adjoining buildings also have unusual façade articulation, with elements of note being the screen to nos 202-206 (also designed by McIlldowie) and the pilaster-like elements to nos 208-210 (designed by Nicolas Katris).

(AHC Criterion E1)

Description

The group of three, adjoining buildings (nos 182-200, 202-206, and 208-210) dating to the late 20th century period, are unified by the external use of brown brick and the influence of the Brutalist style, to varying degrees. The most overtly Brutalist style example is the larger, three storey building at the southern end with its bold massing (such as deep window reveals to the first and second floors and the overhanging, blank nooks to the ground floor) and machine-like expression (T-shape windows to the southern end). Although off-form, reinforced concrete was the favoured material of the Brutalist style brown brick is also indicative. Also typical of the style are contrasting areas of blank wall and large areas of glazing as at nos 202-206, though in this case, the wall of glazing is recessed behind a decorative screen (brise soleil or sun breaker) with a circular pattern, a feature more commonly associated with the International style. The façade of nos 208-210 has regular expression provided by the projecting vertical band of bricks creating pilaster-like elements.

The windows are aluminium-framed to the façades however there are multi-paned, steel-framed types to the side (north) elevation and rear (east) elevation of nos 208-210.

Refer to schedule for details of the individual buildings.

History

In 1858, land in section 71 of Carlton was made available for sale. The Crown allotments on the east side of Berkeley Street had an area of 28 perches (0.175 acres or about 708 sq. metres) and the precinct relates to four adjoining allotments, which were purchased by C. J. Bain (no. 7), J. Kidd (no. 8), F. W. Issacs (no. 9) and W. Braithwaite (no. 10).⁸ Development began soon after and by 1864, several buildings had been constructed in this part of Berkeley Street.⁹

By the mid-1890s there were thirteen dwellings within the precinct area, according to the MMBW plans. The houses were predominantly brick, except for the timber examples at nos 202 and 204, and had a verandah to the front boundary or were set back a short distance. The house at no. 204 however was set back a considerable distance from the street with an extensive front garden. Most of the buildings had the format of a typical terrace house, that is, they extended the width of the block, with several pairs or groups being apparent: nos 182-186, nos 188-190, nos 192-194, and nos 208-210.¹⁰

Change in the building stock within the precinct began in the mid-1920s. A brick factory was erected during 1926-27 for, and by, Edwin W Brown at nos 196/200-206 Berkeley Street.¹¹ The building occupied the whole site and had two parallel gambrel roof sections.¹² Albion Commercial Motors were operating at the site by mid-1927 and continued there for nearly 30 years.¹³ Albion was a Scottish company specialising in trucks, who were established in Glasgow in about 1901 and whose vehicles were available in Australia from about 1919.¹⁴ By 1925, an outlet had opened at 440 Little Collins Street.¹⁵ In 1960, the site was occupied by another truck retailer, Richardson & Kirwin.¹⁶

⁸ Jika Jika Township Plan, Carlton M314 (14)

⁹ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

¹⁰ MMBW plan 30 (1894) and detail plan 1176 (1896)

¹¹ Building Application 8296: VPRS 11,200/P1/Unit 992 and VPRS 11,201/P1/unit 105. It cost £1100 and was probably single storey.

¹² 1945 Photo maps of Melbourne, 848b2d (held at The University of Melbourne)

¹³ The *Argus*, 16 August 1927, p3 & 4 June 1955, p31

¹⁴ The *Argus*, 30 July 1919, p7

¹⁵ The *Argus*, 12 May 1925, p5

¹⁶ Sands & McDougall's directories

In 1928, a small brick factory (about 5.5 x 9.6 metres) was built to the rear of 208-210 Berkeley Street for E. Langstreth. It was single storey with a skillion roof and the Victorian period houses to the front were retained.¹⁷ The latter factory had an address of 210a Berkeley Street and was initially used by William Gleeson, horse collar marker and in 1930 by E. T. Fisher & Co., who operated a motor cycle workshop. In 1940, ice manufacturer, F. Martini, employed the building however from 1950, the listings are less informative about the purposes the building may have been used for. During 1970-71 however, Precision Signs & Displays operated at the small factory.¹⁸

In 1942, the four brick terraces at 188-194 Berkeley Street were offered for sale as 'an ideal factory site'.¹⁹ This group of four houses were still standing in 1945, as were the adjoining group of three to the south at nos 182-186.²⁰

The 1960s and 1970s however was the period of principal change in the precinct, beginning in 1963, when major alterations were undertaken to the factory at nos 200-206.²¹ These works, designed by the architect James M. McIlldowie, involved remodelling the façade to its current format and adding a partial second storey.²² An earlier single storey section remained at this stage (corresponding to nos 196-198, now part of the adjacent site with a 3 storey building). This property had been partly retained by descendants of Edwin Brown until 1965, when it was acquired by Ramsay Surgical Ltd. Ramsay Surgical retained the site for about 20 years, until 1986, when it was taken over by the Air Officers P/L, who were based in North Melbourne.²³

About 1965, there were no listings for the houses at between nos 182 and 200, suggesting they may have been demolished by that time.²⁴ In 1968, the site was acquired by Ramsay Surgical P/L.²⁵ In the following year (1969), a permit application was made for the extant three storey building at nos 182-200 at an estimated cost of M\$1. It was constructed by Van Driel of Caulfield, who sought to link the new building internally at the ground and first floors to the existing building to the north (nos 202-206), and was designed by the architect James M. McIlldowie, who had an office in South Melbourne at the time.²⁶ McIlldowie was responsible for major projects for the Ford Motor Company, Geelong Grammar, Shell, and the University of Melbourne.²⁷ The building was possibly largely complete by May 1971 as Council's building surveyor, D. T. Robertson, noted an issue of non-compliance in regard to the handrail of the escape walkway to the roof.²⁸ The building was not however listed in the directories until 1974.²⁹ Ramsay Surgical only retained the building for another seven years as it was transferred to the Oliver J. Nilsen Co. in February 1981.³⁰

W. Ramsay (Surgical) had been established by 1931 and operated from premises at 233 Lonsdale Street (opposite the former Queen Victoria Hospital).³¹ It became a public company in 1953.³² By 1964, they had opened an outlet in Chippendale (Sydney).³³ During the late 1960s, Ramsay Surgical Limited's annual profits increased considerably, for instance the profit in 1969 was about 15% higher than that of the previous year.³⁴ The company was taken over by C. R. Bard Inc. in 1977.³⁵

Members of the Langstreth family retained the site at 208-210 Berkeley Street until 1971, when it was taken over by Julyanne Nominees P/L of Armadale.³⁶ In the following year, an application was made for a showroom and warehouse to be constructed at nos 208-210 by Nicolas Katris & Associates, who were responsible for the design.³⁷ The site, which had formerly been occupied by two houses and a factory to the rear, was listed as being redeveloped during 1972 and 1973

¹⁷ Building Application 10,274: VPRS 11,200/P2/Unit 211 and VPRS 11,201/P1/unit 133. It cost £400.

¹⁸ Sands & McDougall's directories

¹⁹ The *Argus*, 7 October 192, p10

²⁰ 1945 Photo maps of Melbourne, 848b2d (held at The University of Melbourne)

²¹ Building Application Index: VPRS 11,202, application no. 36,024. The works are listed as \$70,000 however corrected to £53,862

²² Application no. 36,024. The application was amended soon after for a second storey with a larger footprint. The builder was Johns & Lyng of Northcote.

²³ Certificate of Title, vol. 3955/folio 871

²⁴ Sands & McDougall's directories

²⁵ Certificate of Title, vol. 8750/folio 341

²⁶ Application no. 40,761 (held by MCC)

²⁷ McIlldowie Partners website (accessed 2/11/2011)

²⁸ Application no. 40,761 (held by MCC)

²⁹ Sands & McDougall's directories

³⁰ Certificate of Title, vol 8750/folio 341

³¹ The *Argus*, 11 June 1931, p6

³² The *Argus*, 1 October 1953, p12

³³ The State Library of NSW holds three photographs taken by the Australian Photographic Agency

³⁴ The *Age*, 11 September 1969, p8

³⁵ DeListed.com.au (retrieved 27/10/2011)

³⁶ Certificate of Title, vol. 1749/folio 626A

³⁷ Building Application Index: VPRS 11,202, application no. 43,302. The works cost \$48,000.

and in 1974, Ramsay Group, surgical suppliers were occupying the building as they are listed at 182-208 Berkeley Street.³⁸ The building has been completed in June of that year.³⁹

All buildings have been acquired by the University of Melbourne; nos 182-200 is employed as an Education Centre, nos 202-206 is the Centre for Health, Exercise & Sports Medicine and nos 208-210 is part of the Conservatorium of Music. Nos 182-200 was the first to be purchased (in 1986), and the other two were acquired about a decade later (nos 208-210 in 1998 and nos 202-206 in 1999).

Recommendations

It is recommended that the former Ramsay Surgical Precinct be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Not previously identified.

³⁸ Sands & McDougall's directories

³⁹ Application 43,302. The original drawings show that the north elevation, along the lane, was to have similar articulation as the façade (west elevation).

Former Ramsay Surgical Precinct Schedule

Former Ramsay Surgical precinct extends along the east side of Berkeley Street, part way between Grattan and Pelham Streets, Carlton.

Name	Address	Proposed Grading	Previous Grading	Date/Period	Description
Former Ramsay Surgical building (now part of the University of Melbourne)	182-200 Berkeley Street, Carlton	C2	-	1969-71/ Late 20 th Century	Designed by James McIlldowie The three storey, Brutalist style, brown brick building is divided into two distinct parts: larger northern end which occupies the full depth of the site and the southern end, where there is a recessed loading bay. There is a consistent pattern of articulation to both parts, especially the upper two levels, with T-shaped windows to the south end and windows with deep reveals to the northern end. The main entrance is through a recessed porch.
Former Ramsay Surgical building [now University of Melbourne (Centre for Health, Exercise & Sports Medicine)]	202-206 Berkeley Street, Carlton	D2	-	1963 [1927]]/ Late 20 th Century	Second storey and façade were designed by James McIlldowie. Original single storey building erected by Edwin Brown. The double storey, face brick building occupies the whole site. The design has been influenced by the International style with its prismatic form, plain walls and extensive areas of glass that have been partially hidden behind the metal, mesh like screen with a circular motif. The curtain wall is set back and includes two sets of double doors. Concrete lintels are evident to the rear strip windows.
Former Ramsay Surgical building [Now University of Melbourne (Conservatorium of Music)]	208-210 Berkeley Street, Carlton	D2	-	1972-74/ Late 20 th Century	Designed by Nicolas Katris The double storey brown face brick building is divided into four bays (the outer bays are wider than the inner bays) and separated by protruding brickwork, creating pilaster-like elements. The building is symmetrical with a recessed doorway to the south end with a short stair. There are multi-paned, steel-framed windows to the side and rear elevations, including some small windows, and two wide openings at ground level.

FORMER MODERN PRINTING COMPANY FACTORY

Address	129-131 Bouverie Street, Carlton
Date/period	1934/Interwar
Building type	Commercial
Grading	C3
Previous Grading	-



Significance

What is Significant?

The Art Deco style building, especially the distinctive clinker brickwork and pattern of original openings, where extant.

How is it Significant?

The former Modern Printing Company Factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Modern Printing Company Factory is historically significant for being a remnant of the industrial development in this part of Carlton, which was established during the mid-19th century but expanded during the early 20th century. Built in 1934, the building is one of three known sites in the vicinity to have been developed by the Modern Printing Company during the earlier part of the 20th century.

(AHC Criterion A4)

The former Modern Printing Company Factory is of aesthetic significance for being an example of the Art Deco style as practised by the architects A. C. Leith & Associates. The façade is noteworthy for the distinctive treatment of the clinker brickwork in bas-relief, especially for a utilitarian factory building, and includes fins to the wide parapet, panels and banding.

(AHC Criterion E1)

Description

The single storey factory is indicative of the Art Deco style with its strong employment of decorative, bas-relief (low relief) brickwork. These include features such as vertical fins to the broad parapet, and a series of panels and bands to the rest of the building. Manganese (or umber) bricks have been used to the most visible sections of this building: the Bouverie Street (west elevation) and part of the return along Barkly Place (north elevation), whereas red brick has been used for the remaining sections. There are also some red brick headers to the decorative panel above what was the original entrance on the west elevation, and to the sections on both façades near the corner of Barkly Place, which have been modified.

The windows have been changed to aluminium (probably from steel) without the divisions evident on the original drawings. Similarly a larger, recessed entry has been inserted into the Bouverie Street elevation with aluminium-framed doors.

History

L. Powell and E. A. Parry were the first purchasers of a quarter acre allotment, which included the subject site, in 1855.¹ By 1896, two brick buildings had been built, one at no. 131 and the other at no. 135. The former was a house and the latter was larger with a cellar to the corner of Barkly Place.² They were both two storeys and that to Barkly Place contained two separate sections.³

Permission to build a single storey factory was granted to the Modern Printing Company in 1934 to a design by A. C. Leith & Associates, architects and engineers. Rispin Bros. were commissioned to construct the building at an estimated cost of £2,000.⁴ A. C. Leith was involved with the design of several notable town halls during the 1930s such as Heidelberg Town (1937-8, with Peck & Kemter) and in partnership with Bartlett at Mirboo North, Morwell, Swan Hill and Yarram. They had previously also designed in 1928 a warehouse for the Modern Printing Company at 21-25 Bouverie Street.

Originally, there were two smaller entrances to the front part of the building, one to each elevation, which have subsequently been altered to a window (sections of red brick work indicates the location of these changes). The original doors were timber and were not recessed.

The Modern Printing Company also owned a three-storey building at 21-25 Bouverie Street (HO803) built in 1928 and used by the company primarily for storage.⁵ The company's head office was at 16-34 Leicester Street in a three-storey building constructed during the 1920s.⁶ This building has since been demolished.

It is not possible to ascertain exactly how long the Modern Printing Company used the building at 129 Bouverie Street but it has also been occupied by the Universal Guarantee Pty Ltd.⁷ Remnants of signage on the front of the building indicate that it was also used by Frank Lee and Co., a packaging company. The building is presently occupied by the Type Factory.

Recommendations

It is recommended that the former Modern Printing Company Factory be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

The site had not been identified in earlier heritage studies.

¹ Township Plan, Melbourne M314(14), allotment 4, section 25

² MMBW detail plan, no. 1177 (1896)

³ Mahlstedt Fire Insurance Plan, map 21A (1923-28 series, section 2 north, version 1 [unaltered])

⁴ Building Application 15,499: VPRS11201/P1/Unit 186 and VPRS11200/P1/1758

⁵ *City of Melbourne Heritage Review Building Identification Sheet – 21-25 Bouverie Street*, Allom Lovell & Associates, 1999

⁶ *Carlton Conservation Study Building Identification Form – 34 Leicester Street*, Nigel Lewis and Associates, 1984; Mahlstedt Fire Insurance Plans, version 1, 1923-1928, 19A

⁷ Mahlstedt Fire Insurance Plans, 1962, 21A

FORMER PITMAN BOOKS BUILDING

Address	158 Bouverie Street, Carlton
Date/period	1954/Post-War
Building type	Commercial
Grading	C3
Previous Grading	-



Significance

What is Significant?

The building, especially the façades to both street frontages.

How is it Significant?

The former Pitman Books Building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1954, the former Pitman Books Building is historically significant as being an intact example from the mid-20th century phase of development in this part of Carlton, which was largely used for factories and warehouses. The site also has associations with the Baptist Church and was the site of the first kindergarten established in Melbourne during 1901.

(AHC Criterion A4)

The former Pitman Books Building is of aesthetic significance as a distinctive brick example of the International style in the Post-War period. Elements of note are the treatment of the façade and unusually deep reveals to the main, first floor windows, coupled with the recessed porch with broad piloti below.

(AHC Criterion E1)

Description

The two storey face brick building occupies the whole site. The design has been influenced by the International style as practised by many Australian architects during the post-WWII period (circa mid-1940s to 1960) with a prismatic form, plain walls and extensive areas of glass, though this building displays less glazing than many larger commercial buildings of the period. This was likely due to the fact it served both as offices and a store.

The façade is symmetrical and the first floor features three large windows, with unusually deep reveals. The outer edge of the upper level is defined by a stuccoed or concrete band and at the lower level by brick quoining. The ground floor is largely defined by a wide recessed porch, which is divided into three bays by plain concrete columns (or wide piloti favoured by Modernist architects).

Most of the bricks are variegated orange, though there are brown bricks to the recessed entry porch, which may be a modification as the original drawings reveal a different design consisting of two large pane windows instead of the current configuration of four smaller aluminium windows. The brick parapet hides the gambrel roof clad in corrugated sheet metal.

The northern elevation to Church Street has a mixture of window types including another with a deep reveal (similar to the façade) and two horizontal orientated windows below, as well as several square windows mostly grouped in bands of three. The windows contain either fixed pane and/or double hung sashes and there is a large roller door at the east end. Also at the west end is the original metal lettering identifying the original occupier, Pitman Books, and their emblem.

History

J. Madders was the first purchaser of the allotment on the corner of Bouverie Street and Church Street in 1863.⁸ The Baptist Church established a mission on the site soon after.⁹ In 1879, additions were undertaken to the building by E. Twentyman.¹⁰ According to the 1896 MMBW plans, it was a substantial building and occupied most of the site.¹¹ In 1901, the first kindergarten in Melbourne was established at the site.

In 1954, an application was made to build a two storey office and store for Isaac Pitman & Sons, an English publishing house specialising in education texts and descending from the inventor of Pitman Shorthand. The design of the two-storey building was by Howden, McLean, Hudson and Stevenson, architects and engineers, and construction costs were estimated at £36,293. Henry H. Eilenberg was the builder.¹²

Hudson, Stevenson, Howden & McLean evolved from the partnership of Hudson & Wardrop, formed in 1919 and designers of the Shrine of Remembrance in Melbourne (1927-34). Robert Howden joined in 1946, Stevenson the following year, and later McLean.¹³

In 1982, the use of the building was changed from warehouse to office and some minor modifications to the ground floor were undertaken.¹⁴

Recommendations

It is recommended that the former Pitman Books Building be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

The site has not been identified in earlier heritage studies.

⁸ Township Plan, Melbourne M314(14), allotment 9, section 21

⁹ A plaque on the front of the extant building indicates that it was established in 1864 however elsewhere it is noted as being in 1868 (Shurlee Swain, 'Baptist Church' in *The Encyclopaedia of Melbourne*, p61)

¹⁰ *The Argus*, 11 October 1879, p11. Record no 10,277 in M Lewis, *Australian Architectural Index*

¹¹ MMBW detail plan 1177 (1896)

¹² Building Application 28,203: VPRS 11,201/P1/Unit 354 and VPRS 11,200/P7/unit 763 and 764

¹³ Wikipedia: Hudson and Wardrop (22/6/20011)

¹⁴ Building Application index, VPRS 11,202

HOUSE

Address	166-170 Bouverie Street, Carlton
Date/period	c.1872/Victorian
Building type	Residential
Grading	C3
Previous Grading	-



Significance

What is Significant?

Primarily the intact elements to the façade (decorative plasterwork, cast iron detailing and original terracotta tiling) and excluding the rear additions.

How is it Significant?

The house at 170 Bouverie Street, Carlton, is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1872, the house is historically significant as it is indicative of an early phase of development in this part of Carlton during the mid-Victorian period. The northern section of Bouverie Street area, in close proximity to Grattan Street, was developed about a decade later than the area south of Pelham Street.

(AHC Criterion A4)

The house is of representative aesthetic significance as a Victorian terrace which features a substantially intact façade, including decorative plasterwork and cast iron detailing, as well as the original terracotta tiling to the verandah.

(AHC Criterion D2)

Description

The two storey building, built to the front boundary, is indicative of terrace houses dating from the Victorian period. The original front section retains a slate clad hip roof, however the later rear sections of roof are clad in metal sheeting.

The walls are stuccoed and tooled and the roof is hidden behind a decorative parapet with a central panel surrounded by scroll-work. The wing walls have arched niches to the inner surfaces and other elements to the edges, classical style busts and brackets. The treatment of the first floor, full length openings, which have a moulded setting and hood above, is more ornate than that of the ground floor windows. The windows are timber-framed, double hung sashes, however there is a modern glass front door.

The verandah and balcony feature cast iron decoration – balustrading, friezes and capitals – however the unfluted, column shaft is probably an Angus McLean type which consisted of a mixture of cement and zinc sheeting. The front palisade fence is cast iron and the verandah deck largely retains its original terracotta tiling in a diamond pattern and has a basalt plinth.

History

In 1863, R. Hepburn became the owner of the land on which 170 Bouverie Street, and other terraces, were constructed.¹⁵ The house, first numbered 102 Bouverie Street, was constructed around 1872 and was occupied from this date to around 1895 by Archibald McIntyre, a contractor.¹⁶ By 1896, the building had a verandah to the rear and outbuildings to the rear lane.¹⁷

In 1948, Serafino Bueti, who was born at Iatrinoli in Italy, was residing at the site and advertised his intention to apply for Australian citizenship.¹⁸

In 1975 extensive alterations were undertaken to the building.¹⁹

Recommendations

It is recommended that the former house be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

University of Melbourne Heritage Documentation, External Campus Building Data Sheets Part F, 2010 Lovell Chen.

¹⁵ Township Plan, Melbourne M314(14), allotment 8, section 31

¹⁶ Sands & McDougall's, 1862-1874

¹⁷ MMBW detail plan, no. 1177 (1896)

¹⁸ *The Argus*, 14 October 1948, p12

¹⁹ Building Application Index, VPRS11,202. Application no 45,417 was for \$20,000.

LITTLE PELHAM STREET PRECINCT

Address	183-195 Bouverie, Carlton 168-178 Leicester Street, Carlton 150-170 Pelham Street, Carlton
Date/period	1923-1964/Interwar and Post-war periods
Building type	Factories and garages
Grading	Refer schedule
Previous Grading	Refer schedule



174-178 Leicester St



168-172 Leicester St



183-191 Bouverie St



193-195 Bouverie St (rear part along Little Pelham St)

Significance

What is Significant?

The land and the factory/warehouse buildings located in Bouverie Street (nos 183-191, 193-195), Leicester Street (nos 168-172 and 174-178), and Pelham Street (nos 150-170) all of which back onto Little Pelham Street. Elements of note are the original external treatments such as face red and brown brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Little Pelham Street precinct is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

The Little Pelham Street precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Melbourne during the Interwar period. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some small industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Little Pelham Street precinct is of representative and aesthetic significance as a largely intact group of Interwar and Post-war period buildings. Other contemporary buildings of this type in the area have undergone a much greater degree of external change so that although more distinctive examples can be found elsewhere, a consistent streetscape of such buildings is rare. Of this group of buildings, the most impressive is the Modern style, former factory (174-178 Leicester St) however the original detailing to the rear part of 193-195 Bouverie Street, where it is unpainted along Little Pelham Street is also noteworthy.

(AHC Criteria D2 and E1)

Description

The precinct extends along both sides of Little Pelham Street, Carlton, however the sites have addresses to either Bouverie, Leicester or Pelham Streets. The buildings are of a similar scale, mostly two storey with some single and three storey examples. They predominantly date to the Interwar period (1920s-1930s) with some sections dating to the Post-war period (1950s-1960s), however the later buildings have been designed in a manner similar to the earlier buildings. The buildings have a rectilinear massing and generally the roofs, either hipped (including gambrel) or sawtooth, are obscured by a parapet. There is also one vacant section at the east end of Pelham Street.

Externally, the façades of the group of buildings, which are owned by the University of Melbourne, have all been painted in neutral tones. The façades were originally however, face brick, in some instances with contrasting areas of render (168-172 Leicester Street) or in one case, also with terracotta tiles (174-178 Leicester Street). The brickwork was mostly red, though as still can be seen to the rear part of 193-195 Bouverie St along Little Pelham St, it was bi-chromatic with areas of brown brick (e.g. surrounding the windows). Further articulation of the façade was provided by variation in the brickwork – generally with a horizontal emphasis typical of the later part of the Interwar period. As was common for utilitarian buildings such as factories and garages, multi-paned windows were employed, though in most cases, the original steel-framed windows have been replaced with aluminium-framed types. The earlier, single storey buildings – from the mid-1920s – at the south-west end have some remnant, classically-influenced detailing reflected by the treatment of entrance canopies, piers extending above the parapet and areas of panelling, whereas the later, Post-War period have a simpler aesthetic. (183-191 Bouverie Street and three storey, rear part of 174-178 Leicester Street along Little Pelham Street).

Refer to the schedule for further details of the individual buildings.

History

Land in this part of Carlton, section 30, was made available in 1855. Three of the four quarter acre allotments that constitute the precinct were purchased by R. Hepburn (allotments 18-20) and the other (the eastern allotment, no. 1) was purchased by T. O'Regan.²⁰ Hepburn subdivided his allotments soon after, creating the western two-thirds of Little Pelham Street.²¹ The allotments typically had a width in the order of 20-23 feet (about 6-7 metres) however the one at the south-west corner was much larger, 70ft² (21.3 metres²).

By 1859 development was under way as indicated by the following auction notice

two substantially-built weatherboard cottages, with land, 20 x 44 feet, situated in Little Pelham-street, near the corner of Leicester and Pelham streets, and by the Carlton Hotel.²²

²⁰ Township Plan, Parish of Jika Jika at Carlton M314(14). R Hepburn purchased many allotments in this part of Carlton including two on the opposite side of Pelham Street.

²¹ Vale Collection (SLV), vol. 3, p37. 'Subdivision of allotments no. 18, 19 & 20 section 30 and allotments 10 & 11 of section 25 – North Melbourne at Carlton', no date.

²² The *Argus*, 18 June 1859, p2

A few years later (mid-1860s), the land had undergone considerable development especially to Pelham Street.²³ By the mid-1890s, the land had been fully developed with small cottages, about two-thirds of which were timber, and most had a verandah built to the front boundary. Some 20 individual residences with an address to this part of Pelham Street (nos 140-186) existed, including a row of nine weatherboard houses (nos 160-178). Along Little Pelham Street, there were several residences, though only about half addressed that street, whereas the houses to the middle part addressed a laneway further north so that their closets backed onto Little Pelham Street. At this stage, Little Pelham Street did not extend through to Bouverie Street though there was a small right-of-way at the east end (Crown allotment 1).²⁴

During the early 20th century, the land in this area was being offered for potential factory development, for instance the land which now constitutes 174-178 Leicester Street - which then included three weatherboard houses, one with an address of 28 Little Pelham Street - was described as being '... a splendid factory corner'.²⁵ By this time, it is likely much of the housing stock was in poor condition, or of a low standard, as Little Pelham Street was identified as a slum area in the housing investigation held during 1913-18.²⁶

During the early 1920s, the first of the extant buildings was constructed at the corner of Leicester and Pelham Streets. This garage was designed by Joy & McIntyre,²⁷ who were responsible for the alterations to the Duke of Edinburgh Hotel at 56 Courtney Street, North Melbourne at about this time. By 1928, National Motor Reconditioning was operating there.²⁸ In 1934, they were however listed at 156 Pelham Street.²⁹ Land between 156 and 170 Pelham Street, which then contained seven weatherboard cottages was made available for sale in 1925 '... for manufactory, garage, store, etc'.³⁰ They must have been demolished soon after as in 1928, the extant workshop building at nos 160-170, designed by the architects Berry & San Miguel, was erected.

What began as a small, single storey factory in 1934 at 193-195 Bouverie Street for C. Huppert,³¹ quickly developed into a much larger complex over the ensuing decade as major additions were undertaken in 1936, 1937, 1939 and 1943, however the external expression, established with the initial section, was retained with the later works.³² C. Huppert & Co. was an engineering company which had a foundry, handling ferrous and non-ferrous work, as well as a pattern shop.³³

By the mid-1930s, few of the 19th century buildings would have survived though a brick cottage in Little Pelham Street is known to have been standing in 1938, as it was sold in that year.³⁴ Soon after in 1940, the factory at 174-178 Leicester Street was constructed.³⁵ It was designed by the architect Archibald Ikin, who was also responsible for the distinctive Art Deco style Royal Apartments at 1 Robe Street St Kilda, (1932/3), which also features a boldly treated entry bay. This factory was enlarged to the rear in 1964.³⁶

A smaller factory existed in what is now the vacant part of Pelham Street. In 1948, no. 156 was being occupied by a printing firm, T. B. McDiarmid & Sons.³⁷ It is possible that the roof profile of this building can still be detected in the east wall of no. Pelham Street.

During 1977, the University of Melbourne at 168-172 Leicester Street acquired the former garage, which had previously been employed by Roadshow Despatch, and developed it as an archives repository.³⁸

²³ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

²⁴ MMBW Plan 30 (1896) and Detail Plan 1177 (1896)

²⁵ *The Argus*, 22 February 1911, p2

²⁶ Caitlin Mahar, 'Sought after property: buying and selling Carlton', in P Yule (ed.), *Carlton: A History*, p215

²⁷ Application no 4894: VPRS 11,200/P1/unit 535 and VPRS 11,201/P1/Unit 61. The cost was £2000.

²⁸ *The Argus*, 29 February 1928, p3

²⁹ *The Argus*, 12 December 1934, p3

³⁰ *The Argus*, 3 April 1925, p2

³¹ Application no 15,789: VPRS 11,200/P1/unit 1788 and VPRS 11,201/P1/Unit 189. The first stage cost £600. It may have been designed by the builder, R J Werner.

³² Building applications nos 17,034 (£400); 18,829 (£1100); 20,451 (£1030); and 22,637 (£750).

³³ *The Argus*, 10 December 1947, p24

³⁴ *The Argus*, 9 April 1938, p27

³⁵ Application no 21,674: VPRS 11,200/P4/units 598 and VPRS 11,201/P1/Unit 263. It cost £3665.

³⁶ Building Application Index, VPRS 11,202;

³⁷ *The Argus*, 18 December 1948, p25

³⁸ University of Melbourne archives: images UMA/1/1574-1581.

Recommendations

It is recommended that the Little Pelham Street precinct be included in the Schedule to the Heritage Overlay. The sites with addresses to Leicester Street (nos 168-172 and 174-178) would need to be removed from HO1, South Carlton Precinct.

Extent of Designation

Refer map

Previous Studies/Identification

Not previously identified.

Little Pelham Street Precinct Schedule

Name	Address	Proposed Grading	Previous Grading	Date/ Period	Description
Former factory	183-189 Bouverie Street	D2	-	Mid-20 th century	2 storey, painted brick, windows with deep reveals, modern, aluminium-framed sliding type. Windows in strips with continuous sill and intermediate rendered sections.
Former factory	193-195 Bouverie Street	C2	-	1934/ Interwar	Constructed by R. J. Werner for C. Huppert, altered and enlarged in stages between 1936 and 1943. Originally a smaller, single storey building. In 1936, it was extended from 4 to 7 bays. In 1937, the second storey was added by architect N. Smith. In 1939, the two storey additions at the wider, west end by architect Frederick Morsey were constructed. In 1943, a single storey, temporary timber building was erected where the 3 storey section at the rear of 174-178 Leicester St is located. 2 storey brick, original face brick work to façade painted over. Some aspects of original varied brickwork still evident including central platbands and frieze, soldier course to parapet, and fins above windows. Original detailing is however visible to the south elevation (along Little Pelham Street) including clinker brick frames to windows. Original steel-framed windows mostly replaced with aluminium-framed types, however still multi-paned.
Former garage	168 Leicester Street	D2	-	1923/ Interwar	Designed by Joy & McIntyre, engineers and architects, for J. McCracken. Extended to east in 1926. Single storey, face brick and rendered building (parapet and sills), now painted over. It has a stepped parapet to the west elevation (Leicester St) with projecting piers at the corners and to each bay of the southern elevation (Pelham St). Upper parts of the walls are panelled. Multi-paned windows to the south though bricked to west side. Entry canopy survives over glass doors however had been paired timber leaves. Distinctive hipped roof form is partly visible.
Former factory	174-180 Leicester Street	C2	-	1940/ Interwar	Designed by Archibald Ikin, architect, with ARC Engineering Co for M. Binder. 2 storey, Moderne style with distinct entry bay, with lower part clad in terracotta tiles and upper rendered part with horizontal and vertical incised decoration. Remaining section, face brick has bands of multi-paned windows with some hoppers, which are separated by plaster piers. Hoods above main windows and projecting parapet has vertical decoration.

Name	Address	Proposed Grading	Previous Grading	Date/Period	Description
	174-178 Leicester Street (rear part)			1964/ Post-war	Three storey additions to rear constructed in 1964. Red brick with concrete lintels and multi-paned windows.
Vacant	150-154 Pelham Street	-	-	-	Vacant. The roof profile of an earlier single storey building is evident in the east wall of nos 160-170.
Former workshop	156-162 Pelham Street	D2	-	1928/ Interwar	Designed by Berry & San Miguel for Pauline Cohen Single storey, brick now painted over. Similar detailing to adjacent building at 168 Leicester St, though now has large fixed pane, aluminium-framed windows. Windows were originally multi-paned and there was a larger doorway containing timber doors. Some original windows survive to north elevation, Little Pelham Street.

FORMER BAPTIST KINDERGARTEN

Address	233-235 Bouverie Street, Carlton (Parent address is 197-235 Bouverie Street, Carlton)
Date/period	1922-1923/Interwar
Building type	Public
Grading	C3
Previous Grading	-



Significance

What is Significant?

The front part of the building, especially the façade and unpainted brickwork, and excluding the rear additions.

How is it Significant?

The former Baptist Kindergarten is of historic, social and representative significance to the City of Melbourne.

Why is it Significant?

Established in 1922, the former Baptist Kindergarten is of historic and social significance as an early example of a purpose-built kindergarten, which operated until the late 1950s, at which time it was converted to a child-care centre. It has associations with the Baptist Union of Victoria, and the money for its construction was raised by the local community to replace the first free kindergarten in Melbourne, established in 1901 by the Baptist Union at 158 Bouverie Street. (AHC Criteria A4 + G1)

The former Baptist Kindergarten is of representative significance for being a relatively intact example of a dedicated kindergarten building. Although modified, its unaffected symmetrical design is indicative of the approach to this building type during the 1920s. It also has associations with the architects Purchas & Teague. (AHC Criterion D2)

Description

The single storey, Interwar period building has a broad frontage and extends between the corners of Church Street and Bainbridge Place. It was designed to be largely symmetrical except for the roof form, which only has a louvered gablet at the south end, although an early perspective dated to 1921 shows a more symmetrical design with a pair of gablets to the front.¹ The roof is currently clad in red corrugated sheeting.

Overall, the expression is relatively plain. The walls are mostly red face brick, including the plinth, with areas of stucco - the panelled parapet and at the central entry. The walls have a regular fenestration pattern and remaining original windows consists of a fixed pane above a double-hung sash. To the southern elevation, the windows are paired.

The building has been extended to the rear, evident to the north elevation, where there is no stuccoed upper band. There have also been changes at the main entry to the centre of the east elevation to accommodate a ramp and the doors have been shifted to create a recessed porch.

History

The land on which the site is located is part of two adjacent quarter acre, original Crown allotments that were first purchased during the early 1850s: R. Hepburn bought allotment 6 and P. Mercter bought allotment 5.²

By 1864, part of Bainbridge Terrace (also Bambridge Terrace) had at least been constructed.³ By 1876, the site had been developed with a mixed group of houses. They were described as seven houses including two stone houses with another five weatherboard cottages to the rear (Bambridge Place).⁴ The 1896 MMBW plans shows three masonry (stone or brick) houses to the corner with Church Street and four timber houses at the south end, towards Bambridge Place, as well as the five timber houses to the rear.⁵

The Carlton Free Kindergarten was one of several opened early in the 20th century by philanthropic interests for the welfare of children in the industrial inner suburbs of Melbourne, Carlton, Collingwood, North Melbourne, and Burnley. They were the beginnings of the Free Kindergarten Union formed in 1908. This approach to the care and education of small children was based on European models and 1920s records of the Carlton Free Kindergarten suggest interest in Montessori principles.⁶ Baby health clinics were founded around 1917-1918 and were set up in similar locations sharing space in the kindergartens' premises. After the first was set up in a room of the Boroondara Free Kindergarten, baby health clinics were set up at the kindergarten in the Baptist Hall at 158 Bouverie Street and at the City Free Kindergarten.⁷

In October 1921, proceeds from the sale of the souvenir programme for 'A Demonstration by the Children of the Carlton Free Kindergarten' held at the Melbourne Town Hall, were to aid a building fund for the Kindergarten; the programme features a drawing of the proposed new building with the caption 'the community home we are working for'.⁸ An application was made to the Melbourne City Council dated 31 May 1922 for the 'erection of a kindergarten' by the Trustees of the Baptist Union of Victoria. It replaced one of Melbourne's first kindergartens that Miss Maud Wilson had run since 1901 in the Baptist Hall at 158 Bouverie Street (now Pitman Books).⁹ The building was designed specifically to be used as a kindergarten by architects, Purchas & Teague, and was erected by Arthur Parker at a cost of £3500.¹⁰ Other notable buildings designed by the Purchas & Teague include the Wool Exchange at 120-138 King Street (1913-14).

The foundation stone of the Carlton Free Kindergarten was laid on 16 September 1922 by Lord Stradbroke, Governor of Victoria, and the event was reported in the *Argus* as follows:

¹ University of Melbourne Archives, Free Kindergarten Union of Victoria, 1983.0021, box 6, Carlton Free Kindergarten, 1901-c.1954

² Township Plan, Melbourne M314(14), allotment 6, section 30

³ *The Argus*, 11 April 1864, p1

⁴ *The Argus*, 21 October 1876, p2 and 18 November 1876, p2. Record nos 27,051 and 27,052 M Lewis, *Australian Architectural Index*

⁵ MMBW plan 30 and detail plan, no 1177 (1896)

⁶ Brown-May, Andrew and Shurlee Swain (eds.), *The Encyclopaedia of Melbourne*, Melbourne 2005, p389; University of Melbourne Archives, Free kindergarten Union of Victoria, 1983.0021, box 6, Carlton Free Kindergarten, 1901-c1954

⁷ Lewi, Hannah and David Nichols (eds.), *Community: Building Modern Australia*, Sydney 2010, p33

⁸ University of Melbourne Archives, Free Kindergarten Union of Victoria, 1983.0021, box 6, Carlton Free Kindergarten, 1901-c1954

⁹ Yule, Peter (ed.), *Carlton: A History*, Carlton 2005, p151; *The Argus*, 4 December 1922, p7

¹⁰ Building Application no. 4180: VPRS11,201/P1/Unit 52 and VPRS11,200/P1/Unit 443

The cost of the new building, which is directly opposite that now in use, including land and equipment, will be £6450. Accommodation for 150 children will be available. The sum of £6400 has been collected, leaving a debit balance of only £50.

Lord Stradbroke, who was introduced by the Rev. G P Rees, said that great benefits would be conferred on the people of the district by the erection of the new building.¹¹

The kindergarten was opened a few months later on 2 December 1922. In 1934, 119 children were enrolled and, with some assistance from the government, the kindergarten continued to provide free pre-school education to the children of the neighbourhood until the late 1950s.¹² Circa 1950 images shows that the large hall (the southern half of the building) was intact and had a raked, timber-lined ceiling and that there was a rear yard at that stage.¹³

The site was reserved for use by the Mental Hygiene Authority in 1956,¹⁴ and the Bouverie Clinic opened in 1959; the allocation of Crown Land to the State was revoked in 1984.¹⁵ Subsequent changes in use for the building have necessitated some internal alterations and external additions to the rear. In 1985, a permit was granted to make alterations to accommodate the change of use to a child care centre for the University of Melbourne.¹⁶ Presently, the building is used by the University of Melbourne's Faculty of Economics and Commerce.

Recommendations

It is recommended that the former Baptist Kindergarten be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

University of Melbourne Heritage Documentation, External Campus Building Data Sheets Part F, 2010 Lovell Chen

¹¹ The *Argus*, 18 September 1922, p 7

¹² The *Argus*, 13 October 1934, p 6

¹³ State Library of Victoria (online database), images nos: a40169 and a40170

¹⁴ *Victoria Government Gazette*, no 870, 24 October 1956, p 5544

¹⁵ *Victoria Government Gazette*, no 41, 28 March 1984, p 961

¹⁶ Building Application 59,108: VPRS11,201/P1/Unit 52

FORMER ASTRAL MOTOR WHEEL WORKS

Address	51-61 Leicester Street, Carlton
Date/period	1934/Interwar
Building type	Commercial
Grading	C3
Previous Grading	-



Significance

What is Significant?

The building, excluding the existing window frames.

How is it Significant?

The former Astral Motor Wheel Works is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Astral Motor Wheel Works, built in 1934, is historically significant as it is representative of the commercial development that occurred in this part of Carlton during the Interwar years, when many earlier small buildings were demolished and land was consolidated. The building also relates to the motor vehicle trade that was prominent in the adjacent part of Elizabeth Street and which spread onto Berkeley Street.

(AHC Criterion A4)

The former Astral Motor Wheel Works is of aesthetic significance for being a relatively rare example of the Spanish Mission style being used for commercial/light industrial buildings. Although partly altered, it is considerably intact and was designed by the architects, Beedham & Wright, to take advantage of the prominent corner location.

(AHC Criterion E1)

Description

The two storey, Interwar period building is located on a triangular site at the corner of Leicester and Berkeley Streets. It has a hip roof hidden behind the parapet, and a cornice which defines the ground floor level.

The symmetrical Spanish Mission style building has two long façades and a short corner section, comprised of alternating brick and render areas, currently painted over. At the first floor level, the long façades are divided by brick pilasters into bays of varying widths, creating a distinct rhythm. There are narrow sections of curvilinear parapet, referencing Baroque forms, at each end and a wide section to the middle, though the two shorter southern bays link about the corner section to form a wider section. The treatment of the curvilinear parapet at either end of each long façade is more elaborate and features roundels with four-leaf clover motifs and the lower edge has an egg and dart-like pattern. The brick pilasters have narrow recessed margins and are stepped at the upper end.

There is a regular pattern of windows to both elevations, which remains largely intact despite the replacement of the original steel-framed windows with modern aluminium-framed types. There is a recessed doorway to the east elevation (Leicester Street) and another doorway to the west elevation (Berkeley Street).

History

The site is part of the larger triangular Crown Allotment, 60A, bound by Leicester, Queensberry and Berkeley Streets. It was purchased in 1858 by L. A. Keene and had an area of nearly 52 perches (0.13 hectares).¹⁷

Development commenced soon after and by the mid-1860s, there were buildings on the site and much of the surrounding part of Carlton.¹⁸ During the 1860s and 1870s, Levers & Son butcher's shop was established at the corner of Leicester and Berkeley Streets.¹⁹ By 1881, a grocer's, Maud Jones, was operating at the site.²⁰ According to the mid-1890s MMBW plans there was a timber building at the southern corner with other, small masonry or timber buildings to the northern part of the site.²¹ Many of these buildings are likely to have remained standing into the 1920s.²²

In 1934, the existing building was designed by the architects Eric C. Beedham and John W. Wright, who had offices in Little Collins Street, Melbourne. It was constructed by builder A. Christie at an estimated cost of £2800 for William J. Brens.²³ William Brens had established the Astral Motor Wheel Works nearby in Berkeley Street by 1926.²⁴ He transferred his business to the new building, which continued to operate there until at least the late 1940s.²⁵ Brens was elected to Gipps Ward of the Melbourne City Council in 1938 and was later appointed Lord Mayor of Melbourne in 1952.²⁶

Original drawings for the building featured more decorative elements including a shield to the parapet at the southern corner, and the central arched windows were to have a pressed cement lunette and wrought iron grille above. Wunderlich face bricks were to be used to the first floor pilasters and there were steel-framed, multi-paned windows, some with pivoting panels or hoppers. There was likely to have been contrasting colours to the render and face bricks.

In 1934 Eric Beedham (1895-1947) entered into partnership with John Wright (1892-1962). Beedham had worked across the eastern part of Australia, both in private practice and for the Commonwealth Government for the firm of John & H. G. Fitzpatrick, whereas Wright had mainly worked in private practice. Their partnership specialised in commercial projects and undertook several in South Melbourne during the four years it existed.²⁷

Various alterations and works have been undertaken to the building, including a change of use in 1997.²⁸ The brickwork has been painted, the original window and door frames have been replaced and some of the ground floor openings have been reconfigured. Some windows have been taken to ground level and roller doors have been replaced by windows.

¹⁷ Township Plans, Carlton M314 (14)

¹⁸ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

¹⁹ *The Argus*, 11 January 1873, p7

²⁰ *The Argus*, 14 June 1881, p4

²¹ MMBW plan 30 (1894) and detail plan 1176 (1896)

²² Mahlstedt Fire Insurance plan, map 19A (1923-28 series, section 2 north [version 1 - unaltered])

²³ Building Application 14920: VPRS:11201/P1/Unit 180 and VPRS:11200/P1/Unit 1707

²⁴ *The Argus*, 9 October 1926, p5

²⁵ *The Argus*, 8 July 1949, p6

²⁶ *The Argus*, 1 September 1952, p2

²⁷ 'Eric C. Beedham' (Dictionary of Unsung Architects), Built Heritage website. In 1939, Beedham designed the Functionalist style warehouse at the south-west corner of Bouverie and Queensberry Streets, now Bridgestone Tyre Centre.

²⁸ Building Application 63665, 6 November 1997, cost of works \$94,300

Recommendations

It is recommended that former Astral Motor Wheel Works be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Not previously identified.

FORMER FACTORY

Address	135-139 Leicester Street, Carlton
Date/period	1938/Interwar
Building type	Commercial
Grading	C3
Previous Grading	-



Significance

What is Significant?

The land and existing building.

How is it Significant?

The former factory is of historic and representative significance to the City of Melbourne.

Why is it Significant?

Constructed in 1938, the former factory is of historic significance for being indicative of the type of commercial development that occurred in this part of Carlton during the early to mid-20th century. It has accommodated a variety of purposes including automotive (during the first decade subsequent to its completion).
(AHC Criterion A4)

The former factory is of representative significance for being a remarkably intact example of the later Interwar period with unpainted brickwork and original steel-framed windows.
(AHC Criterion D2)

Description

The single storey, Interwar period factory exhibits elements of the Moderne/Functionalist styles, which were popular architectural styles during the mid to late 1930s, especially for commercial and industrial buildings.

The brick building has a prismatic form and the front wall extends to a parapet, which largely hides the pitched roof. The façade has umber/clinker bricks in stretcher bond and the upper part of the parapet has a row of soldier coursing (vertical) in a dogtooth (diagonal) configuration. Much of the upper part of the wall has a large stepped, rendered area, presumably intended for signage. There currently is an oval disc to this section, which may not be original. Above the openings is a concrete lintel which extends the width of the façade. The symmetrical configuration of openings consists of a doorway to the south end, with a narrow window to the north end of the façade, and a pair of wide windows to the central part. All windows are the original steel-framed multi-paned types and include some hoppers. There is also a top light above the front entrance. The rendered areas to the façade have been painted however the original finish is evident to the rear parts of the building.

The side and rear elevations are red brick with a regular pattern of windows, and a roller door to the side (south elevation). The rear parapet is a (crow-) stepped gable in an English bond (that is, it has intermediate rows of headers).

History

In 1854, two adjacent Crown Allotments (nos. 7 & 8, section 70), comprising slightly more than a quarter acre in total, were purchased by H. & W. Carmack.²⁹

By 1864, development was under way in the area and it is likely that a building had been constructed on the site.³⁰ By the mid-1890s, there were two separate buildings on the site with address of 137 and 139 Leicester Street. There was a timber house at no. 137 that had a relatively long setback with a front garden. The timber building at no. 139 was constructed to the front boundary and had a verandah, which extended over the footpath, suggesting that it was a shop, or the like. The right of way to the southern boundary and rear had been established by this time and there was a closet to the rear of each building at nos 137 and 139.³¹

The house at no. 137 was still standing in 1917 and substantial repairs to the value of £190 were undertaken.³² By the mid-1920s however the site was vacant.³³ A building application was made a decade later in 1938 for the erection of the existing factory building at a cost of £1260, although the address at this stage was 131 Leicester Street. The owner was A. Malley and the builder was S. M. Viccars of Coburg.³⁴ The building originally had a pair of timber entry doors and a granolithic floor.

By 1943, the site was occupied by A. P. Petrol Co and six years later it was being utilised by the Automotive Products Ltd.³⁵ By 1962, H. & V. Typesetters occupied the building,³⁶ and it has continued to be used for commercial purposes.

Recommendations

It is recommended that the former factory be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Not previously identified.

²⁹ Township Plan, Jika Jika M314(14)

³⁰ Henry Cox, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

³¹ MMBW plan 30 (1896) and detail plan 1176 (1896)

³² Building application index, application no. 975.

³³ Mahlstedt Fire Insurance plan, map 22A (1923-28 series, section 2 north [version 1 - unaltered])

³⁴ Building application nos 19,688 VPRS 11,200/P4/unit 308 and VPRS 11,201/P1/unit 236

³⁵ The *Argus*, 17 March 1943, p7 and The *Argus*, 30 July 1949, p28

³⁶ Mahlstedt Fire Insurance plan, map 22A (1962 series, section 2 north [version 1 - unaltered])

LINCOLN SQUARE SOUTH PRECINCT

Address	11-31 Lincoln Square South and 625-645 Swanston Street (11-13 Lincoln Square South as well as 625-629 and 631-645 Swanston Street has a parent address 623-645 Swanston Street)
Date/period	1922-1953/Interwar and Immediate Post-War
Building type	Factories and warehouses
Grading	Refer schedule
Previous Grading	Refer schedule



From right to left: 23-31, 19, 15-17, 11-13 Lincoln Square South and 631-645 Swanston St

Significance

What is Significant?

The land and the six factory/warehouse buildings located at Lincoln Square South and the adjacent part of Swanston Street, four with an address to the former (nos 11-31), and the two with an address to the latter (nos 625-645). Elements of note are the original external treatments such as face red brick combined with areas of cement render and metal-framed, multi-paned windows.

How is it Significant?

The Lincoln Square South precinct is of historic, representative and aesthetic significance to the City of Melbourne.

Why is it Significant?

The Lincoln Square South precinct is of historic significance for being illustrative of the industrial development that occurred in this part of Melbourne during the Interwar period. At this time, there was extensive replacement of the pre-existing building stock, being mostly 19th century cottages and terrace houses with some industrial sites, to larger scale factories and warehouses.

(AHC Criteria A4)

The Lincoln Square South precinct is of representative significance as a largely intact group of Interwar and Post-war period buildings. Other contemporary buildings of this type in the area have undergone a much greater degree of external change so that although more distinctive examples can be found elsewhere, a consistent streetscape of such buildings is rare. Of this group, the former Allan & Co. piano store is of aesthetic significance a landmark building in the Stripped Classical style. The other buildings are good examples of the Moderne/Functionalist style/s, especially nos 11-13 and 15-17. Lincoln House, although truncated, has surprisingly remained architecturally coherent in a complementary Art Deco style.

(AHC Criteria D2 and E1)

Description

The precinct extends between Swanston Street (east) and near to Bouverie Street (west) on Lincoln Square South. The buildings vary in scale considerably from small two storey structures to substantial five storey factory and warehouses. They mostly date to the Interwar period with one built in the immediate Post-war period, however in a manner similar to the neighbouring buildings.

The palette of materials is limited to a combination of face red brick and cement render, usually to reinforced concrete lintels or the like. In one case however, 631-45 Swanston Street, the exterior has been completely painted so the original contrast has been subsumed and in other instances the lintels have been painted red to create a more mono-chromatic appearance (11-13 Lincoln Square South). They are all utilitarian buildings displaying different aspects of the mid-20th century Modernist palette, and all feature large metal-framed and multi-paned windows. Externally, the most elaborate building is 625-629 Swanston Street with a granolithic-like finish to the entry bay.

Refer to the schedule for further details of the individual buildings.

History

Land in this part of Carlton, section 24, was made available during the 1850s. The four quarter acre allotments that comprise the precinct were purchased by T. Monahan (allotment 4, in 1853), D Mcaler (allotment 5, in 1857) and R Hepburn (allotments 3 + 6, in 1854 and 1857 respectively).³⁷

By the mid-1860s, development had occurred in the middle part of Lincoln Square South.³⁸ By 1871, Cumberland Place had been established with residences, as indicated by the auctioning of a pair of '... weatherboard cottages, each containing two rooms and kitchen, with slated roof ... erected on land with a frontage of 28ft [8.5 metres] ... by a depth of 70ft [21 metres].'³⁹ This pattern continued over the course of the 19th century as by 1896 there was still no development at the corner of Swanston Street (Crown allotment 4). The other three Crown allotments (nos 3, 5 and 6) however had been extensively developed with small buildings/cottages to Lincoln Square South, Lincoln Place and Cumberland Place, with about ten buildings to each street. The buildings were either of masonry or timber construction, several with a small verandah to the front, with others being built to the front boundary without a verandah. There were also four, more substantial brick shops to Swanston Street (then Madeleine Street).⁴⁰

The area underwent rapid change during the Interwar period and by the mid-1920s, many of the smaller, 19th century buildings had been demolished except for two pairs of two storey houses to Lincoln Square South (a masonry pair at nos 11-13 and a timber pair at nos 19-21) and four shops to Swanston Street (nos 623-629). Three of the extant buildings were constructed during the 1920s.⁴¹ The first was for Charles Steele & Co. printers at 631-645 Swanston Street in 1922.⁴² It

³⁷ Township Plan, Parish of Jika Jika at Carlton M314(14). Sections 41 and 42, allotments 8 to 11 in both sections.

³⁸ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]
³⁹ The *Argus*, 15 April 1871, p2

⁴⁰ MMBW Plan 30 (1896) and Detail Plan 1177 (1896)

⁴¹ Mahlstedt Fire Insurance Plan (1923-28 series, section 2 north [unaltered]), 21A

⁴² Application no. 4262: VPRS 11,200/P1/unit 453 and VPRS 11,201/P1/Unit 53. It seems the factory was initially designed as the Walker Tobacco factory. It cost £9300.

was designed by noted architects of the period: H. W. & J. B. Tompkins, who were responsible for the Myers Emporium among other major buildings in the CBD. Four years later (1926), the large Allan & Co. Piano Store at nos 23-31 Lincoln Square South was designed by Cedric Ballantyne, who also worked on the Athenaeum Club at 83-87 Collins Street about this time.⁴³ Subsequently the small two storey factory at 15-17 Lincoln Square South was designed by an engineer, W. J. Davy (1928).⁴⁴

In 1932, Davies Coop & Co. commissioned Adler & Lacy to design a five storey building at 625-629 Swanston Street, which extended behind the adjacent building at 631-645 Swanston.⁴⁵ Five years later, the same architects were engaged to undertake another commission for their other compound, nearby in Carlton.⁴⁶ About this time, the smallest building in the precinct at 19-21 Lincoln Square South was possibly constructed.⁴⁷

In 1948, Davies Coop & Co. had also taken over the large factory at 19-31 Lincoln Square South and had connected the two adjacent buildings with raised walkways over Cumberland Place.⁴⁸ They did not as yet however own the Lincoln Square building.⁴⁹ At this stage, Davies Coop & Co., according to a large sign on the side of the building at 625-629 Swanston Street, were cotton spinners, knitted piece goods, bleachers, dyers and underwear manufacturers, including the Exacto brand. Davies Coop & Co. finally acquired the Lincoln Square South site in 1953.⁵⁰ About this time, the site at 15 Lincoln Square South was occupied by Carrier Air Conditioning Ltd, who undertook sheetmetal work there.⁵¹

The site at 11-13 Lincoln Square was vacant for a few years during the mid-20th century.⁵² In August 1953 however, the then owners, International Tobacco Company at 631-645 Swanston Street, applied to increase their operations with the addition of an adjoining three storey building. It was designed by the architects R. M. & M. H. King and was to cost £14,005.⁵³ The building was completed by early 1954.⁵⁴

Usage of the larger buildings in the precinct had changed by 1962, with Felt & Textiles of Australia being located at 631-645 Swanston Street and Pacific Fashions House at 23-31 Lincoln Square South. By this stage, the building at 625-29 Swanston was then known as Lincoln House,⁵⁵ and was occupied by the Occupational Therapy and Physiotherapy Schools of Victoria, later known as the Lincoln Institute, before becoming part of La Trobe University.⁵⁶

Recommendations

It is recommended that the Lincoln Square South precinct be included in the Schedule to the Heritage Overlay and that it the existing adjacent HO110, Lincoln House at 625-629 Swanston Street be incorporated into the precinct.

Extent of Designation

The land and buildings.

Previous Studies/Identification

Not previously identified except for HO110, Lincoln House, 625-629 Swanston Street (Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999).

⁴³ Application no. 9054: VPRS 11,200/P1/units 1097-1099 and VPRS 11,201/P1/Unit 114. It cost £25,000.

⁴⁴ Application no. 10,589: VPRS 11,200/P2/unit 209 and VPRS 11,201/P1/Unit 133. It cost £1300.

⁴⁵ Application no. 13,417: VPRS 11,200/P1/units 1556-1558 and VPRS 11,201/P1/Unit 162. It cost nearly £37,000.

⁴⁶ The *Argus*, 30 April 1937, p13. This compound was bound by Lygon, Queensberry, Cardigan and Earl Streets.

⁴⁷ There seems to be a lack of information/ uncertainty about the building applications in Lincoln Square South.

⁴⁸ Photographs held by SLV: image nos a39366 and a39367 [Lyle Fowler, 28.04.1948]

⁴⁹ The *Argus*, 29 July 1948, p6. The site changed hands in 1948 as the original owners, Allan & Co, sold it to Amalgamated Wireless (Australasia).

⁵⁰ The *Argus*, 12 June 1953, p11

⁵¹ The *Argus*, 1 March 1947, p43

⁵² Refer images held by SLV: image nos a39366 and a39367 [Lyle Fowler, 28.04.1948]

⁵³ Building Application 27,370: VPRS 11,200/P7/unit 569 and VPRS 11,201/P1/Unit 342

⁵⁴ Photograph held by Museum Victoria, mm056654 [Laurie Richards Studio, 13.01.1954]

⁵⁵ Mahlstedt Fire Insurance Plans (1962 series, section 2 north), 21A

⁵⁶ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

Lincoln Square South Precinct Schedule

The precinct extends along Lincoln Square south between Swanston Street and close to the corner with Bouverie Street, Carlton. In addition, it includes the buildings on Swanston Street to Lincoln Place.

Name	Address	Proposed Grading	Previous Grading	Date/ Period	Description
Lincoln House (Former Davies Coop & Co. Factory)	625-629 Swanston Street, Carlton (parent address is 623-645 Swanston Street)	C2	D3	1932/ Interwar	Designed by architects Alder & Lacey, noted for their Interwar period buildings. Built initially as a 5 storey building for Davies Coop, a 6 th storey was later added. By 1971, it was used by the Occupational Therapy and Physiotherapy Schools of Victoria and the Victorian School of Speech Therapy, later the Lincoln Institute and then part of La Trobe University. Upper levels were demolished during 2003 however the remnant single storey section surprisingly retains its architectural integrity. The distinctive Art Deco style façade is divided into bays by brick lesenes, some of which do not extend the full height but have decorative capitals. Original steel-framed windows survive and the entrance bay is distinguished by a granolithic-like finish and additional rendered mouldings including a guilloche band.
Former Charles Steele & Co Factory	631-645 Swanston Street, Carlton (parent address is 623-645 Swanston Street)	D2	-	1922/ Interwar	Designed by the noted architects H. W. & J. B. Tompkins. 2 storey, Stripped Classical style, with original face brickwork now painted and concrete lintels. Original steel-framed, multi-paned windows have been replaced with aluminium types. The façade is divided into bays by piers which extend above the parapet.
Former International Tobacco Co. factory	11-13 Lincoln Square South, Carlton (parent address is 623-645 Swanston Street)	C2	-	1953/ Post-war	Designed by the architects R. M. & M. H. King. 3 storey, Functionalist style, in red brick with painted concrete lintels and metal-framed, multi-paned windows. Façade divided into bays by plain, Giant order lesenes, which do not extend to the top of the parapet.
Former factory	15-17 Lincoln Square South, Carlton	C2	-	1928/ Interwar	Designed by W. J. Davy, engineer, for John Paton. 2 storey, building with red brick and rendered façade and multi-paned, metal-framed windows. Stepped parapet with soldier course bricks. Canopy to larger opening intact, though that planned to single doorway may not have been approved. Larger opening had paired timber doors. This building has some limited traditional/classicising detailing such as string course, and moulding to the parapet and canopy.
Former factory	19-21 Lincoln Square South, Carlton	D2	-	c1935/ Interwar	Single storey, Moderne style, saw tooth roof, red brick and rendered façade with speed lines. Façade altered to single wide entry whereas had multi-paned window to eastern

Name	Address	Proposed Grading	Previous Grading	Date/Period	Description
					half originally and a smaller doorway with highlight above.
Former Allan & Co. piano factory & warehouse	23-31 Lincoln Square South, Carlton	C2	-	1926/ Interwar	Designed by Cedric Ballantyne. Later used by Davies Coop & Co. Five storey, Stripped Classical style, with red brick and rendered cornice, sawtooth roof, metal-framed windows, originally with a row of hoppers. Façade is divided into four bays by wide lesenes, which are further subdivided into three sections of varying width by narrower lesenes. The detailing to the uppermost storey is slightly different in that the narrower lesenes do not extend 'over' the horizontal panels between the floor levels.

FORMER E P PRINTING & PUBLISHING CO. BUILDING

Address	205-221 Pelham Street, Carlton
Date/period	1925/Interwar
Building type	Commercial
Grading	C3
Previous Grading	-



Significance

What is Significant?

The building, particularly the original windows to the ground floor and entrance canopy.

How is it Significant?

The former E P Printing & Publishing Company building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1925, the former E P Printing & Publishing Company building is historically significant as it is indicative of the commercial development that occurred in this part of Carlton during the Interwar years, when the earlier, small-scale residences and shops were replaced with larger factories and warehouses.

(AHC Criterion A4)

Designed by the architects Sale & Keage, the former E P Printing & Publishing Company building is of representative significance for being a largely intact factory of the mid-1920s. Although the building is currently painted, it retains original detailing such as multi-paned windows, an entrance canopy and gable parapets with porthole vents.

(AHC Criterion D2)

Description

The two storey, Interwar period brick factory is located on a roughly triangular site bound on three sides by Berkeley, Pelham and Barry Streets. It has three parallel gable roof sections with broad gable ends to Pelham Street, each with a central porthole containing a louvred vent.

Below the cornice is a continuous, rendered/concrete band which is also a lintel for the first floor windows (initially there was signage to this band). There is also a continuous lintel above the ground floor windows and the window sills are raked. The rendered areas/lintels and original red brick have, however, been painted so that the original contrast between materials is no longer evident. The brickwork is English bond (alternating rows of headers and stretchers) however there is a row of soldier coursing (vertical) bricks at the level of the first floor window sills.

The fenestration (pattern of openings) remains largely intact, with most of the changes that have occurred affecting the ground floor level, for instance there originally was a doorway at the eastern end of the Pelham Street frontage and there was a narrower window immediately east of the Berkeley Street doorway that has been converted to a full height opening. Most windows are multi-paned and metal-framed, though only those to the ground floor are original. The latter include hoppers whereas the modern windows to the first floor include some awning and casement panels.

There is a decorative canopy, with curved brackets featuring acanthus leaves or the like, above the single door entry to the chamfered, western corner (Berkeley and Pelham Streets). The doors are modern and include a grill (Pelham Street), roller door and aluminium framed glazed entry with surrounding lights (Berkeley Street).

History

In 1858, a trapezoidal Crown Allotment (no 1, section 69) with an area of about 28 perches (less than a quarter acre) and bordered by Berkeley, Pelham and Barry Streets, was purchased by J. Sutherland.¹

Development was under way in the area soon after, however by 1864, construction had not commenced on the subject site.² By the mid-1890s nevertheless, there were some ten small buildings on the site, with those to the corner of Berkeley Street being masonry and the rest probably being timber. In the middle part of Pelham Street was a group of five cottages (nos 209-217). All the buildings were constructed to the front boundary, had a verandah to the rear and closets to the back lane.³

In 1923 the land was offered for sale as a 'Magnificent Factory Site' with a right of way to the rear, in what was 'fast becoming the manufacturing centre of the city.' In addition, it was stated that '... it forms an ideal site for the erection of a garage, factory or factories, embracing approved hygienic conditions.' The buildings on offer included a weatherboard shop, five weatherboard cottages, two brick cottages and a brick shop.⁴ The description of the buildings is in keeping with the earlier MMBW plan, suggesting there had been no substantial change for at least a 30 year period.

By 1924, an application had been made to erect a factory at the site for the E P Printing & Publishing Company and was completed by May of the following year for a cost of £9,400. The builders were Hansen & Yuncken and the architects were Sale & Keage.⁵ Frederick Sale and J. S. Keage had formed a partnership in 1920 however Keage died four years later. The practice however continued under the same name until Sale's death in 1937.⁶ The firm designed churches, factories and some residences.⁷ During the mid-1920s, they were responsible for the Prahran Club at 258-262 High Street, Windsor and Christ Church at 59 Mason Street, Newport.

The function of the building changed over time as by 1932, it was being used as a knitwear factory.⁸ It continued to be used as such from the late 1940s to mid-50s at least, as the Prasby Knitting Mills operated from the site.⁹ Later Cambridge Film & Television Productions P/L utilised the building.¹⁰

¹ Township Plan, Jika Jika M314(14)

² Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

³ MMBW plan 30, 1896 and detail plan no 1175+1176 (1896)

⁴ The *Argus*, 31 May 1915 p10, 18 May 1921 p10 & 17 February 1923 p10 respectively

⁵ Building Application 6701, VPRS 11,200/P1, unit 785 and VPRS 11,201/P1, unit 84

⁶ Heritage Citation Report, Prahran Club, 258-262 High Street, Windsor

⁷ *Royal Institute of Architects Journal*, Nov. 1924, in M. Lewis, *Australian Architectural Index*, record no 2859

⁸ The *Argus*, 12 August 1932 p1

⁹ The *Argus*, 1 February 1947 p43 & 24 August 1954 p50

¹⁰ Mahlstedt Fire Insurance plan, map 22A (1962 series, section 2 north)

Alterations were undertaken in 1982 to convert the building from a factory to a warehouse,¹¹ and extensive alterations were made in 1991 to the value of \$350,000.¹² At some stage, the first floor windows have been replaced, however with similar types to the original, and some minor changes to the openings at the ground floor level have been undertaken.

Recommendations

It is recommended that the former E P Printing & Publishing Company building be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Not previously identified.

¹¹ Building Application Index, VPRS 11, 202, application no. 56,758, cost of \$23,600

¹² Building Application Index, VPRS 11, 202, application no. 69,310

FORMER PATON'S BRAKE REPLACEMENT FACTORY

Address	198-202 Queensberry Street, Carlton
Date/period	1943/Interwar
Building type	Commercial
Grading	C3
Previous Grading	-



Significance

What is Significant?

The building, including its overall form, the unpainted clinker brickwork, concrete elements and original multi-paned, steel-framed windows.

How is it Significant?

The former Paton's Brake Replacement factory is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Constructed in 1943, the former Paton's Brake Replacement factory is historically significant as an intact example from the mid-20th century phase of development in this part of Carlton, when this area was largely used for commercial purposes such as factories and warehouses.

(AHC Criterion A4)

The former Paton's Brake Replacement factory is of representative aesthetic significance as a largely intact Functionalist style building with a façade featuring brown clinker bricks with contrasting concrete elements, providing a horizontal emphasis with the bands of windows.

(AHC Criterion D2)

Description

The façade of the three storey building has brown clinker bricks with red bricks to the side and rear elevations. It is an example of the Functionalist style with a restrained, efficient expression consisting of a prismatic volume with bands of windows.

The windows of the upper two levels have a concrete frame painted white, containing four large windows separated by brick piers. At ground level there are three large, original multi-paned, steel-framed windows, which are deeply recessed and have protective metal grilles, as well as two entries: a roller door at the western end and a modern aluminium-framed, glass door at the eastern end.

History

The land on which the building at 198 Queensberry Street is located was part of two original quarter acre, crown allotments in section 24, being nos 10 and 11. The former was purchased by J. Harbison in 1851 and L. C. Conroy in 1853.¹³

There was development of a commercial nature in this section of Queensberry Street from the late 1850s. Sites in this area were first numbered from about 1880, however initially there were odd numbers on the north side of Queensberry Street. By 1890 the north side of Queensberry Street had even numbers but at this stage the site's address incorporated nos 184, 186, and 188 (whereas currently it is nos 198 to 202).¹⁴ By 1896, there were three separate buildings on the site: two were timber (nos 184+186) and one was brick with a cellar (no 188).¹⁵

In the early 1920s, three separate buildings appear on plans for the site: those to nos 184 and 186 were single storey and that at no 188 was three storey.¹⁶

In 1943, Patons Brake Replacement applied to erect a brick and concrete factory building on the site at a cost of £7349. The architect was G. Dyson of Carlton and the builder was F. N. Mann of Footscray.¹⁷ The original drawings of the south elevation (the front façade) reveal that there were to be multi-paned windows to the upper two levels of the three storey building and a solid entry door.

By 1962, Repco Export Co. was occupying the site and Patons Brakes Replacements had relocated to the adjacent and larger building to the east, on the other side of the laneway.¹⁸ In 1984, substantial changes were made to the office building.¹⁹

Recommendations

It is recommended that the former Patons Brake Replacement factory be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

The site has not been identified in earlier heritage studies.

¹³ Township Plan, Melbourne M314(14), allotment 10, section 24
¹⁴ Sands & Kenny and Sands & McDougall's directories, various
¹⁵ MMBW detail plan, no. 1177 (1896)
¹⁶ Mahlstedt Fire Insurance Plans, 1923-1928, version 1 {unaltered}, plan 21A
¹⁷ Building Application 22,671: VPRS 11,201/P1/Unit 277 and VPRS 11,200/P4/Unit 729
¹⁸ Mahlstedt Fire Insurance Plans, 1962, plan 21A
¹⁹ Building Application Index VPRS 11,202. Application 58,499 was to the value of \$100,000.

MELBOURNE METROPOLITAN AND TRAMWAYS BOARD (MMTB) SUBSTATION

Address	214-222 Queensberry Street, Carlton
Date/period	1923/Interwar
Building type	Utility
Grading	C2
Previous Grading	C3



Significance

What is Significant?

The overall form and façade of the original building, in particular, the unpainted brickwork and render finish, and original steel-framed windows.

How is it Significant?

The Melbourne and Metropolitan Tramways Board (MMTB) substation is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The MMTB substation, built in 1923, is historically significant as a remnant of the initial phase of electrification of the tramways network that commenced during the early part of the 1920s.

(AHC Criterion A4)

The MMTB substation is of aesthetic significance as a fine example of the Stripped Classical style on a utilitarian building, with its symmetrical design and restrained detailing reminiscent of classical precedents. It features a combination of red brick and render finishes with original steel-framed windows.

(AHC Criterion D2)

Description

The MMTB substation is a substantial brick building with a basilica form. The central section features a gable roof clad in sheet metal. The main façade, or south elevation, has a symmetrical configuration displaying many features of the Stripped Classical style. It has a stuccoed plinth and red brick, pilaster-like elements alternating with cement rendered vertical bands, which include original multi-paned, steel-framed windows with translucent glass at both levels. The rendered parapet features a large triangular pediment with a combination of smooth and roughcast finishes. Above the large central arched window are a string moulding, keystone and voussoir-like elements outlined in the render. Below this window is a rendered panel identifying the original proprietor and a scrolling upper edge to the lintel above the large roller door.

The side (east) elevation is divided into bays of varying width by pilasters with corbelled capitals. There is a wide rendered frieze above and a broad rendered plinth which extends around the lower openings. The lintels and sills to the windows placed high in the wall also have a rendered finish. At the north end is a later, flat roof section with external finishes of red textured concrete bricks, large black concrete panels, and a panel of concrete grilles.

History

The Melbourne and Metropolitan Tramways Board (MMTB) substation on the corner of Queensberry and Bouverie Streets occupies part of the quarter acre Crown allotment first purchased by G. Green in 1852.²⁰ Several timber buildings were located on this site during the late 19th century, which were all constructed to their respective front boundaries: two with an address to Queensberry Street (nos 208+210) and six to Bouverie Street (nos 93-95, 97+99, 101+103).²¹

In August 1923 the MMTB applied to erect a substation, which at this stage was to comprise of five bays with metal gates at the Queensberry Street entrance. The specification also reveals that 'Permasite' hollow concrete blocks were to be used for the flat roofs to the side wings with clerestory windows above. The designer was T. P. Strickland, chief engineer of the MMTB.²²

The substation was needed as part of the electrification of the tramways, converting it from the cable system, which had been established during the 1880s. A series of local councils and private operators created independent companies, however in 1920 the MMTB took control of all the existing lines,²³ under the auspices of the Melbourne Tramways Act of 1918.²⁴

In 1933, an application to extend the building was made by the MMTB, who also undertook the works at a cost of £1400. There are no drawings associated with this application but it was likely to involve the north end of the red brick building, that is, the wider fifth bay of the east elevation (Bouverie Street).²⁵

The substation houses a rotary convertor manufactured by British Thomson-Houston, which has a capacity of between 3 and 1000 kilowatts. Power is taken from the state grid system at 6.6 or 11 volts and converted to 600 DC at one of the many substations. It was one of the first groups of substations constructed during the mid-1920s; with others at Ascot Vale, Brunswick, Camberwell, Glenhuntly, Kew and Richmond.²⁶

In 1961, a two storey addition was constructed to the north end (Bouverie Street).²⁷

Recommendations

It is recommended that the MMTB substation be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

²⁰ Township Plan, Melbourne M314(14), allotment 1, section 25

²¹ MMBW plan no 30 and detail plan, no 1177 (1896)

²² Building Application 5,497: VPRS11,201/P1/Unit 68 and VPRS11,200/P1/unit 609

²³ Melbourne Transit Authority, *100 Years of Melbourne's Trams*, Melbourne 1985, pp1+16

²⁴ Tramways Board, *Melbourne Tramways: the development of a great system*, c.1930, np

²⁵ Building Application 14,398: VPRS11,201/P1/Unit 173

²⁶ D Keenan, *Melbourne Tramways*, Sydney 1985, pp25-26

²⁷ Building application notices, VPRS11,202. Application 35,124 and cost of £17,000.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

FORMER FACTORY

Address	225-227 Queensberry Street, Carlton
Date/period	1923/Interwar
Building type	Commercial
Grading	C2
Previous Grading	E3



Significance

What is Significant?

The extant Interwar period building, particularly the façade with classically influenced detailing and original steel-framed windows.

How is it Significant?

The former factory is of historic and representative aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1923, the former factory is historically significant as it is representative of the major phase of development in this part of Carlton, when many of the original 19th century buildings, both residences and commercial, were replaced with larger factories and warehouses during the first half of the 20th century.

(AHC Criterion A4)

The former factory is of representative aesthetic significance as a relatively intact example of a factory building from the Interwar period which has been embellished with some classically influenced detailing (panelling and drop ornamentation) so as to distinguish it from other utilitarian buildings. It also retains its original steel-framed windows.

(AHC Criterion D2)

Description

This two storey building is located on a small allotment at the corner of Queensberry Street and Lansdowne Place and features a gable roof hidden behind a triangular parapet. The red brickwork is laid in English garden wall bond – three rows of stretchers to each row of headers. There are concrete lintels above the windows (painted red to the façade but visible to the side).

Some simplified/sub-classical detailing in the brickwork provides interest to the utilitarian building as there is panelling to the parapet and the upper part of the side piers, as well as some drop ornamentation to the central pilaster. The reinforced concrete canopy above the front door similarly has some classical detailing, reminiscent of the Edwardian Baroque style. The front door is covered in sheet metal whereas the original door was timber and had a transom window above, which is now boarded.

There are steel-framed windows to both levels of the façade: two multi-paned types with some hoppers to the upper level, and a large picture window divided vertically into three sections. To the east elevation, there are larger windows, the same as those to the upper level of the façade, and smaller windows at the south end. One of the lower windows has been converted to a wide entrance with a roller door.

History

The building on the corner of Queensberry Street and Lansdowne Place is built on Crown Allotment 9, section 14 which was first purchased by R. Hepburn in 1852.²⁸ Hepburn also purchased two adjoining Crown allotments nos 8 and 7 at the corner of Queensberry and Bouverie Streets.²⁹ Subsequently these three allotments were subdivided into 16 smaller allotments with a right of way (now Lansdowne Place).³⁰ The subject site initially corresponded to allotment no. 8 of this subdivision, however the rear half was sold during the mid-20th century to owners of the adjacent site (no 229).

The Melbourne Metropolitan Board of Works (MMBW) plans indicate that two small timber buildings, with an address of 213 and 215 Queensberry Street, existed on the site with brick paved yards by 1896.³¹ They were likely to have been shops as the Sands & McDougall's directories indicate a predominance of this building type on Queensberry Street during the 19th century.

An application to construct the present building – a 'brick factory' – was made on 12 December 1923 for owner Miss Catherine Paton of Bouverie Street. The building was designed by the engineers and architects Jay and McIntyre, who had offices in Collins Street, and was erected by Q. F. Dixon of Kew for an estimated cost of £1105. According to the specification, the bricks came from the Hoffman factory in Brunswick.³²

Recommendations

It is recommended that the former factory at 225 Queensberry Street, Carlton be included in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associate. It was listed as 221 Queensberry Street.

²⁸ Township Plan, Melbourne M314(14), allotment 9, section 15

²⁹ Township Plan, Melbourne M314(14),

³⁰ Vale Collection (SLV), vol. 4A, pp128+129. The plan is undated.

³¹ MMBW plan 30 and detail plan, no. 1179, 1180 (1896)

³² Building Application no. 5857: VPRS11,201/P1/Unit 73 and VPRS11,200/P2/Unit 116

APPENDIX E – Table & Map

Carlton Precinct (HO1), within the City North area

The following table and map provide details of the review of the part of HO1 (Carlton Precinct) within the City North area. The second table provides details of the two graded sites recommended to be removed from HO1 and included a new precinct heritage overlay.

Refer to volume 1 for definitions of the gradings.

Table

1. Building Gradings

The table outlines the review of the gradings. In most cases, the gradings have remained unchanged but in some instances they have been altered as follows:

- Lowered, where unsympathetic change has occurred.
- Removed, because the earlier building has been demolished.
- An additional grading for 215 Grattan Street. A fine example of the Brutalist style, which although it is not consistent stylistically with the nearby 19th century buildings, is of a sympathetic scale.

2. Streetscape Level

It is recommended that the places to Barry Street and Grattan Street are re-graded as level '2' because:

- The circumstance on the west side of Barry Street has changed dramatically since the mid-1980s when they were initially graded because of the construction of the multi-storey university buildings to the rear of the houses. This often involved partial demolition of the rear part of the front wing of the 19th century house. In general, the new buildings overwhelm the original fabric so that a level 1 can no longer be applied.
- Although there are some late 20th century buildings to the south side of Grattan Street, this section largely consists of 19th buildings, especially at the east end opposite the '1888 Building', so that the level 3 grading does not seem appropriate.

Map

The map outlines the recommended boundary revisions to the extent of HO1, involving the following excisions:

- Parts of Barry Street, where the 19th century fabric has been removed.
- Part of Leicester Street including the School of Business and nos 168-176. (The latter is recommended to be included in a new precinct, the Little Pelham Street Precinct).

Note that because of the extensive consolidation of land that has occurred with the acquisition of land by the University of Melbourne, it is difficult to precisely define the areas recommended to be removed from HO1.

Appendix E

Carlton Precinct (HO1), part

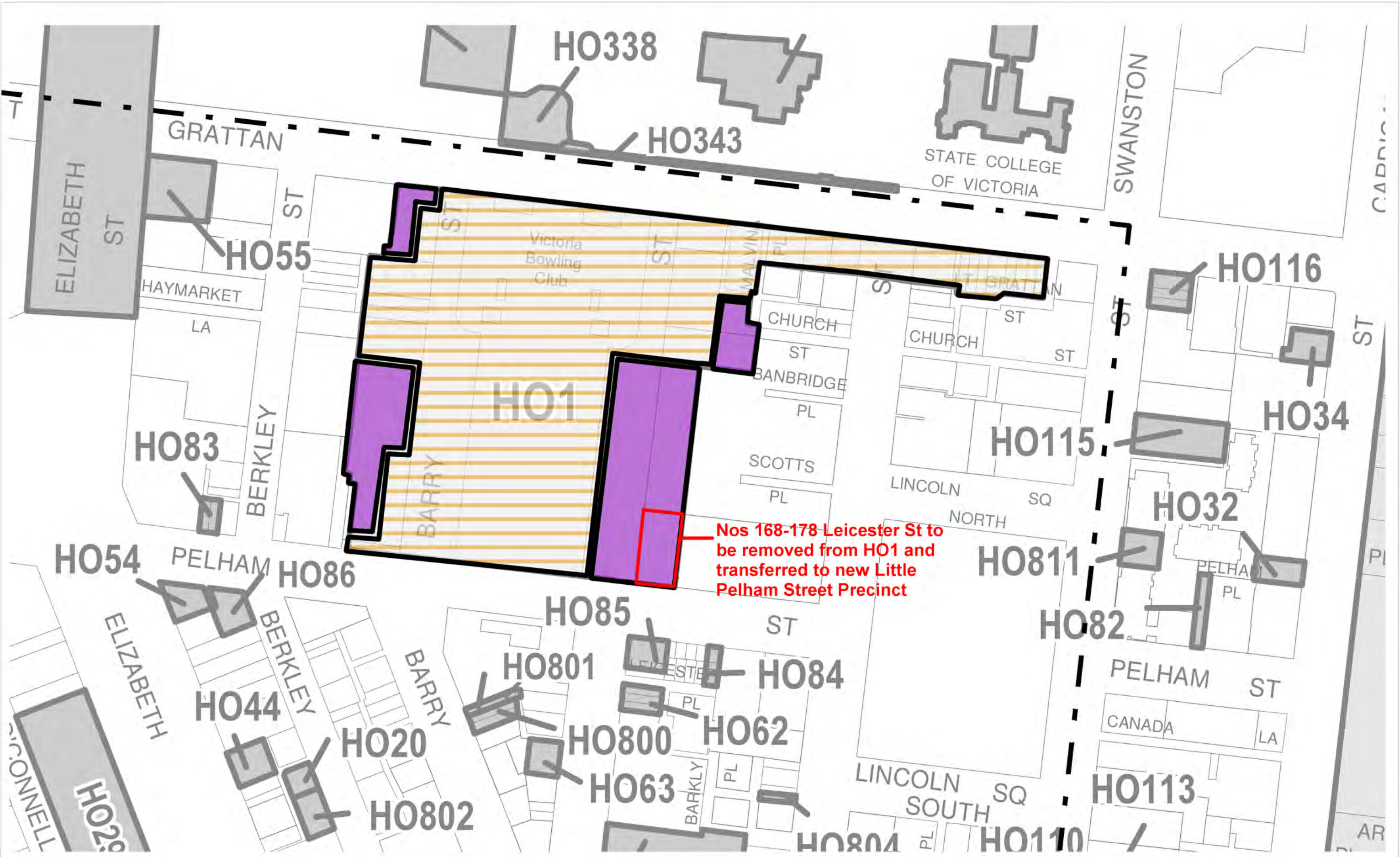
Sites to be retained/included in HO1

Name	Address	Proposed Grading	Previous Grading	Notes
Shop	196 Pelham Street	C2	C1	Corner Barry Street
House	95 Barry Street	C2	C1	
Pair of houses	97-99 Barry Street	C2	C1	Paint has been removed from the original bi-chrome brickwork. Original buildings have been truncated behind roof ridge
House	101 Barry Street	C2	C1	Original building has been truncated
Pair of houses	103-105 Barry Street	C2	C1	Middle wing wall and front verandah/balcony have been reinstated. Some detailing not quite accurate (refer to University of Melbourne archives, UMA/I/7278). Original building has been truncated
Pair of houses	107-109 Barry Street	C2	C1	Frieze detailing to both verandah and balcony is not original. It had been a valence to the verandah and had a different profile to the balcony (refer to University of Melbourne archives, UMA/I/7278). Original rear wing has been removed
House	131(+133) Barry Street	C2	C1	Carriageway was constructed over laneway after 1896 (refer MMBW detail plan 1175). Currently not on i-heritage database.
House	135 Barry Street	D2	C1	Verandah has been removed, ground floor windows have been modified Currently not on i-heritage database.
House	137 Barry Street	D2	C1	Originally had a Dutch gable and cast iron decoration to the verandah/balcony (refer to University of Melbourne archives, UMA/I/7280). Currently not on i-heritage database.
House	139 Barry Street	C2	C1	Unusual example with Dutch gable, stained glass. White paint should be removed from (possibly cream) brickwork.
House	141 Barry Street	C2	C1	Dutch gable, bi-chrome brickwork has been painted and balcony filled in
Eliza Terrace	147-151 Barry Street	A2	A1	Unusual group of three in the Regency style
Hensingham (153) Carlisle (155) Moorlim (157) Taripta (159)	153-159 Barry Street	C2	C1	Group of four terraces The rear wing has been removed
-	163 Barry Street	-	C1	Demolished, replaced with multi-storey building
Belle Vue	163 Grattan Street	C2	C3	

Name	Address	Proposed Grading	Previous Grading	Notes
Pair of houses	165-167 Grattan Street	C2	C3	
House	169 Grattan Street	C2	C3	
House	171-173 Grattan Street	C2	C3	New palisade fence
House	175 Grattan Street	C2	C3	
House	177 Grattan Street	D2	C3	Substantially altered with dormer and balcony. c.1901 view (UMA/1/1024, University of Melbourne archives) provides indications of original appearance (similar to no. 175).
Prince Alfred Hotel	191-197 Grattan Street	D2	C3	Built by 1886, alterations undertaken by Terry & Oakden (Australian Architectural Index). The building has been enlarged (refer c.1901 view, UMA/1/1024, University of Melbourne archives), probably in 1923 with the external alterations.
Malvina Terrace	205-211 Grattan Street	C2	C2	c.1901 view (UMA/1/1023, University of Melbourne archives) provides indications of earlier paint scheme and original windows to ground floor.
House	213 Grattan Street	D2	D2	c.1901 view (UMA/1/1023, University of Melbourne archives) provides indications of earlier detailing including removed components. Balcony balustrade removed since 1984.
Office	215 Grattan Street	C2	-	Early 1960s. Offices of architects Eggleston, MacDonald & Secomb. Brutalist style in concrete, similar Japanese influence as at ERC, Melbourne University.
House	243 Grattan Street	-	C2	Demolished Reduce extent of precinct accordingly
House	249 Grattan Street	-	D2	Demolished Reduce extent of precinct accordingly
House	251 Grattan Street	-	E2	Demolished Reduce extent of precinct accordingly
Stella Longford wing	210-214 Leicester Street	C2	C2	Early Victorian (pre-1862) Owned by Hugh Glass in 1862 (P Goad & G Tibbits, <i>Architecture on Campus</i> , p10)
Melbourne Business School	200 Leicester Street	-	E2	Interwar factory demolished and replaced with, current building, designed by Daryl Jackson 1983-86. Reduce extent of precinct accordingly.
Gladstone Terrace	222-234 Leicester Street	C2	C2	Late Victorian Group of 7 houses, built in 1886-88 (P Goad & G Tibbits, <i>Architecture on Campus</i> , p22).

Sites to be removed from HO1

Name	Address	Proposed Grading	Previous Grading	Notes
Garage/warehouse	168-172 Leicester Street	D2	-	Interwar Include in Little Pelham Street Precinct
Warehouse/factory	174-180 Leicester Street	C2	-	Interwar Include in Little Pelham Street Precinct



GENERAL NOTE
 Other existing heritage overlays for which a citation wasn't required have been left as grey.

LEGEND
 Existing HO - some change, refer to report
 Existing HO - to be removed
 Study area boundary

PROJECT TITLE
 City North Heritage Review
LOCATION

FOR
 DRAWING NUMBER
 SK01
 DRAWING TITLE
 MELBOURNE - HO1

NORTH
 REVISION
 00
 NOTES

JOB NUMBER
 DATE
 2011.16
ISSUE
 RBA
 SCALE
 MTS

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APPENDIX F

Sites not recommended for the Heritage Overlay in Carlton

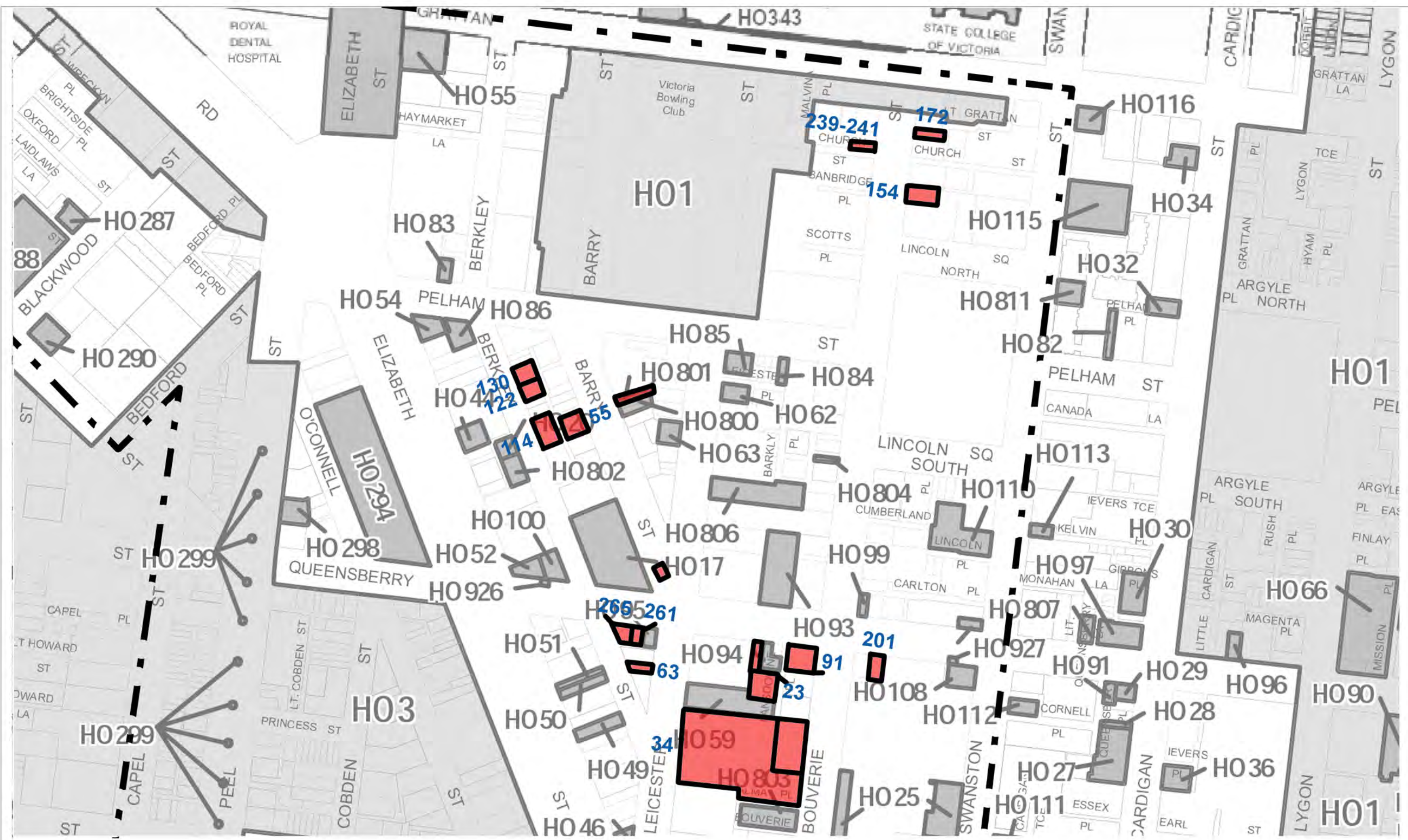
This group of sites were either included in the project list or were noticed during the survey work as being of heritage interest. Further assessment however revealed that they did not reach a threshold level of significance to warrant protection in the Melbourne Planning Scheme. They have generally been graded D, except for those buildings which have been demolished.

Brief details of each site are provided in the following table and depicted on the attached map.

APPENDIX F Sites not recommended for the Heritage Overlay in Carlton

Name	Address	Proposed Grading	Previous Grading	Date/Period	Notes
MCC Substation	Barry Street, cnr Queensberry, Carlton	D2	C3	c.1900	Brick and stuccoed, quoining, bargeboard, gable roof clad in corrugated sheeting. A generic building type, less distinctive/intact than other examples which are protected, e.g. in Gardiner Reserve Dryburgh Street, North Melbourne (opposite O'Shanassy Street). It is a building type for which a survey needs to be undertaken to determine what the most significant examples are.
Office building	55-61 Barry Street, Carlton	D3	-	1985	2 storey, steel and glass Miesian box A competent example but stylistically demoded.
House	60 Barry Street, Carlton	-	D3 (HO801)	1880s/ Victorian	Original single storey house demolished and replaced with a part two/part three storey building.
Warehouse	122-128 Berkeley Street, Carlton	D2	-	Federation/ 1910s	Single storey, arched parapet, painted brick, metal-framed windows. Although fairly intact, it is a generic example of its type.
Two terrace houses	154 Bouverie Street, Carlton	D3	-	Victorian	2 storey, painted, cast iron detailing, new timber to balcony, altered windows. Converted to shops, modern rear. Although some original detailing survives, they are considerably altered.
House	172 Bouverie Street, Carlton	-	-	Victorian	2 storey, painted. Heavily altered facade including verandah + parapet, and modern addition to north.
Car park entry	239 – 241 Bouverie Street, Carlton	-	D3	1942	Building demolished.
MCC Substation	23 Lansdowne Place, Carlton	D2	-	1919/Late Federation period	First stage probably designed by the City Engineer's Office (<i>The Argus</i> , 14 April 1919, p2). Similar design to substation in Tyrone Street, North Melbourne and substation at 10-14 Park Street, Melbourne. Single section probably built before two storey section. Red brick and stucco with distinctive brackets. It is a building type for which a survey needs to be undertaken to determine which are the most significant examples.

Name	Address	Proposed Grading	Previous Grading	Date/Period	Notes
Apartments	34-58 Leicester Street, Carlton	-	D3		Demolished, early 20 th century factory/warehouse. Now apartments extending through to 29-41 Bouverie St.
Office	231 Queensberry Street, Carlton	D2	-	1930s/ Interwar	Moderne style, stucco, parapet with brick band, metal-framed window to 1 st floor. Although first floor fairly intact, ground floor is heavily altered with large aluminum-framed openings.
Shop/Office	261-263 Queensberry Street, Carlton	D2	-	1955/ Post-war	2 storey, painted brick, concrete frame for metal-framed windows to 1 st floor. Fairly intact but modest example of period.
Garage	265-271 Queensberry Street, Carlton	D2	-	Early 20 th Century	Single storey, painted brick, parapet and arched corner entry now blocked. Substantially altered pattern of openings.
Office/showroom	277 Queensberry Street, Carlton	D2	-	1919/ Interwar	Single storey initially and first floor added in 1953. 2 storey, red brick, stucco band, metal-framed windows to 1 st floor and large modern to ground floor. Although alterations are sympathetic, it is a heavily modified building.



GENERAL NOTE
 Other existing heritage overlays for which a citation wasn't required have been left as grey.

LEGEND
 ■ Sites
 - - - Study area boundary

PROJECT TITLE
 City North Heritage Review
 LOCATION

FOR
 Melbourne City Council

DRAWING NUMBER
 DRAWING TITLE
 CARLTON- Sites Not Recommended for Heritage Protection

NORTH
 REVISION
 00 NOTES

JOB NUMBER
 2011.16

DATE
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APPENDIX G

Revised Citations - Existing Heritage Overlays

A citation or a report (in the case of HO59) had been prepared for the following group of sites in the South Carlton area however the citation has been revised to meet the current standard/format and in some cases the gradings have been altered.

Note that previously two of the sites had incorrectly been listed as having a Carlton address, when in fact it was Melbourne (HO802 and HO86).

HO	Heritage Place	Proposed Grading	Previous Grading	Notes	Page
HO803	Former Modern Printing Company Warehouse 21-25 Bouverie Street, Carlton	C3	D3	A distinctive factory/warehouse unusually with some Georgian Revival style detailing (a style usually associated with residential buildings).	G3
HO804	Former Ingram Bros Workshop 145-147 Bouverie Street, Carlton	C3	C3	A fine Moderne style building.	G6
HO59	The 60L Green Building 60-66 Leicester Street, Carlton	C3	C3	Although altered, it remains as one of the few reminders of the 19 th century industrial phase in this area.	G9
HO806	Former Hopkins Bros & Odlum Factory 116-128 Leicester Street, Carlton	C3	D3	Although the façade windows have been altered, the building is mostly intact and is one of the largest factories to survive in the area and one of the few from the Federation period.	G12
HO84	Former C Huppert & Co Factory 157-163 Pelham Street, Carlton	C3	D-	The distinctive features remain largely intact, though the third storey is an addition and two doorways have been introduced, but sympathetically.	G15
HO810	Shop 599-605 Swanston Street, Carlton	C3	D3	Although a Victorian period building, it was sympathetically altered during the Interwar period and the result is an interesting hybrid, the value of which is not often recognised.	G18
HO110	Lincoln House 625-629 Swanston Street, Carlton	C3	D3	Included in the Lincoln Square precinct (refer to appendix D), for although it does not face that square it was constructed by Davies Coop, for whom some of the other buildings were erected. Unusually the original upper storeys have been removed however in its truncated form, it	D30

HO	Heritage Place	Proposed Grading	Previous Grading	Notes	Page
				remains distinctive.	
HO802	Former Hilco Transformers Factory 97-107 Berkeley Street, Melbourne	C3	D3	A fine, intact Interwar period factory with decorative polychromatic brickwork and steel-framed windows. A demolition permit has been approved and so it has not been necessary to prepare a revised citation.	-
HO86	Till's Buildings '233 Pelham Street' (parent address is 690-694 Elizabeth Street), Melbourne	D3	D3	An unremarkable 1920s commercial building whose windows are much altered. A demolition permit has been approved and a citation has not been prepared	-

FORMER MODERN PRINTING COMPANY WAREHOUSE (HO803)

Address	21-25 Bouverie Street, Carlton
Date/period	1928/Interwar
Building type	Warehouse
Grading	C3
Previous Grading	D3



Significance

What is Significant?

The land and original building, including the original tiled sign to the parapet.

How is it Significant?

The former Modern Printing Company warehouse is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Modern Printing Company warehouse is of historic significance to the City of Melbourne for being representative of the extensive commercial development that occurred in this part of Carlton during the Interwar period. It also reflects the expansionist phase of the Modern Printing Company's operations, who occupied the site for over 40 years, along with the site at 129-131 Bouverie Street, which was also designed by the architects A C Leith. (AHC Criterion A4)

The former Modern Printing Company warehouse is of aesthetic significance for being a fine example of the Georgian Revival style, a style not commonly associated with buildings of this type. The largely symmetrical design features a contrasting base and superstructure, the latter with decorative treatment of the brickwork and multi-paned, steel-framed windows. Some classicising detailing is evident to the parapet, lesenes and lower entablature. (AHC Criterion E2)

Description

The Modern Printing Company building is a three storey brick Interwar period warehouse, which extends between two laneways. It has a largely symmetrical façade, which is indicative of the Georgian Revival style that was popular during the late 1920s, though mostly for domestic buildings.

The ground floor/base of the façade has been treated differently from the upper two storeys (extended *piano nobile*). Red face brick in English bond has been employed, which contrasts with some painted rendered elements including plinth, moulded entablature, and a central ornate architrave with a leafed cornice, beaded astragal and rosettes. The central recessed opening is flanked by a pair of secondary doorways and two small steel-framed windows.

The upper section or superstructure, of clinker brick, is divided by wide lesenes (pilasters without capitals) into three bays, each of which is further subdivided into narrower sub-bays with multi-paned, steel-framed windows including casements and hopper vents (second storey). The brickwork has been employed to decorative effect with a variety of bonds evident including soldier coursing (parapet, lintels and sills), stacked headers (to the spandrel panels below the windows) and English bond. At the centre of the parapet, which conceals the roof, is a rendered cartouche bearing the date 1928 with scrolls either side. Below the name of the Modern Printing Co. survives in the glazed white tiling below the parapet.

The side elevations have simpler detailing: red brick in English bond, rendered lintels extending the length of the building, and similar steel-framed windows. Some sections of cast iron downpipes (manufactured by J & T Muir) survive, recessed into the lower part of the wall, to the north elevation.

History

In 1852, land in this section of Carlton was offered by the Crown as quarter acre allotments.¹ By 1871, a building had been constructed at 25 Bouverie Street which presumably included stables, as a bay mare was offered for sale from the premises.² By the end of the 19th century, Alma Place and Bouverie Place had been created and there were seven separate sites on the parcel of land, some with address to either laneway.³

By January 1924, the Modern Printing Co. owned the rear part of the site (backing onto their Leicester Street premises), with an address to Alma Place (the northern lane), on which a single storey factory was built (now demolished). It was designed by Joy & McIntyre, architects and engineers, constructed by J C Morrison and cost £1,800.⁴ The land at the front was offered for sale in May 1924 for its potential as 'a magnificent factory site' and 'having exceptionally good light on three sides'.⁵

Four years later in May 1928, the Modern Printing Co. applied to erect the front part of the existing building at 21-25 Bouverie Street for a cost of £9,813. The original drawings reveal that there two sets of timber doors to the ground floor of the façade – a central pair and a wider, folding door to the larger opening to the north end. Where the southern door has been created were two small windows, similar to the remaining examples. The first stage was designed by the architects A C Leith and built by Clements Longford.⁶ A C Leith (later & Associates, then & Bartlett) were a prominent practice during the Interwar period, designing several fine town halls in the 1930s, most famously Heidelberg [in association with Peck & Kemter] but also several in regional areas at Mirboo North, Morwell, Swan Hill and Yarram. They also designed the nearby factory for the Modern Printing Co. at 129-131 Bouverie Street in 1934.

Although completed in late August 1928,⁷ it did not appear in the Sands & McDougall directory until 1930, designated as 'storage' for the Modern Printing Company. This firm, styled as 'printers and manufacturing stationers', had their head office to the rear at 18 Leicester Street (demolished).⁸

¹ Township Plan, Melbourne M314(14). The site is located on part of two adjoining allotments (2+3). Lot 2 was purchased by W Nicholson and lot 3 by J Corcoran.

² The *Argus*, 8 February 1871, p3

³ MMBW detail plan, no. 1179 (1896)

⁴ Building Application 5,959: PROV, Building Application Plans, VPRS 11,200/P1/Unit 672 and Building Application file, VPRS 11,201/P1/Unit 75.

⁵ The *Argus*, 14 May 1924, p2. The estate of G H Levers.

⁶ Building Application 10,592: PROV, Building Application Plans, VPRS 11,200/P1/Unit 1312 and Building Application file, VPRS 11,201/P1/Unit 131

⁷ Building Application 10,592: PROV, Building Application file, VPRS 11,201/P1/Unit 131

⁸ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

The rear part of the building was completed in 1941, when the same architects, then A C Leith & Bartlett, designed the alterations and additions. On this occasion, the builders were J C Taylor & Sons. Being constructed during wartime, government permission was required and the works (£7,500) were approved by the treasurer.⁹

The Modern Printing Company had been established by 1910.¹⁰ They are known to have continued to use the Bouverie Street building until the early 1970s.¹¹

Recommendations

It is recommended that the former factory be retained in the Schedule to the Heritage Overlay. It is recommended to rename it the Former Modern Printing Company Warehouse to distinguish it from the proposed heritage overlay - former Modern Printing Company Factory - further north at 129-131 Bouverie Street.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton Conservation Study 1984, Nigel Lewis & Associates

City of Melbourne Heritage Review 1999, Allom Lovell & Associates

⁹ Building Application 22,116: PROV, Building Application Plans, VPRS 11,200/P4/Unit 669 and Building Application file, VPRS 11,201/P1/Unit 270

¹⁰ 'Printing Prizes', *The Argus*, 22 March 1910, p4

¹¹ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

FORMER INGRAM BROS WORKSHOP (HO804)

Address	145-147 Bouverie Street, Carlton
Date/period	1938/Interwar
Building type	Factory
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The land and the original building.

How is it Significant?

The former factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Ingram Bros workshop is historically significant to the City of Melbourne for representing the major phase of development in the area when small cottages and the like were demolished and land consolidated for larger commercial buildings. In this instance, there had been a pair brick terraces on the site from the late 19th century. The extant building was designed as a workshop for a well-established jeweller/clock-maker, who also were timekeepers for sporting events, and the wealth of natural light was presumably a requisite for their work.

(AHC Criterion A4)

The former Ingram Bros workshop is of aesthetic significance for being a particularly fine and intact example of the Interwar streamlined Moderne style, designed by the architects Peck & Kemter. It is distinguished by contrasting horizontal (tapestry brickwork, canopies and glazing bars) and vertical (fins) emphasis.
(AHC Criterion E2)

Description

The design of the façade of the three storey, late Interwar period brick commercial building is characteristic of the streamlined Moderne style. Tapestry bricks have been employed in alternating bands of cream and mid-brown in stretcher bond, except at the upper and lower margins of the recessed panel to the top part of the façade, where headers have been employed (there was to be signage originally to the recessed panel). At the recessed edge of the façade, red bricks are evident.

Concrete horizontal canopies (with 'speed lines' to the front edge and curved northern ends) frame the upper and lower ends of the bank of steel-framed windows to the upper part of the building. The horizontal emphasis is augmented by the shape of the windows, which include central pivoting panes. Vertical fins separate the five groups of windows and the southern fin extends above the parapet as a feature, which acts as a counterpoint to the horizontal emphasis. There has been some change to the ground floor as the brickwork below the large window has been painted and the doors are not original. The roof is largely hipped but with a central sawtooth section to provide plentiful light to the upper, workshop level.

History

The subject site is part of an original quarter acre parcel of land (Crown allotment 6, section 25), which was first sold in 1854 to A Russell.¹² By the end of the 19th century, there was a pair of brick terrace houses on the site.¹³ This pair of houses was still standing in the mid-1920s when the earlier buildings either side had been demolished.¹⁴

In March 1938, the Ingram Brothers, J + W H, applied to construct a two storey workshop building. It was to cost £2,000 and be constructed by H G White.¹⁵ The architects were Peck & Kemter, who were active from about 1912, initially in partnership with W V Billing. Later they were involved with two notable projects, though their role in them is not clearly known: the Capitol Theatre (1920-24) and Heidelberg Town Hotel (1936-37).¹⁶ Peck & Kemter were responsible for some larger classicising, graded buildings in the CBD including the Neo-Grec, former State Savings Bank at 615-623 Collins Street (cnr Spencer Street) and Jazz-Moderne, former Commercial Union Insurance Co. at 409-13 Collins Street with Phillip B Hudson.

Initially there was to be a smaller window to the ground floor façade,¹⁷ however an application was made in April 1938 for a display window.¹⁸ The completed building was first listed in the Sands & McDougall directory for 1939, as a factory occupied by Ingram Brothers Pty Ltd. This company remained there, albeit with slight changes in name, until the mid-1960s.¹⁹ For instance in 1949, the company was operating as Ingram Brothers & Bright, and were identified as clock instrument makers.²⁰

The Ingram Brothers had been established as jewellers by the early 20th century and had a shop in Swanston Street.²¹ By the time the subject building was erected, the Ingram brothers had long been the official timekeepers for the Victorian Amateur Athletic Association (nearly 50 years).²²

Recommendations

It is recommended that the building be retained in the Schedule to the Heritage Overlay, however that its name is changed from former Ingram Bros building to former Ingram Bros workshop to better reflect its original purpose.

¹² Township Plan, Melbourne M314(14)

¹³ MMBW detail plan, no 1177 (1896) and plan 30 (1896)

¹⁴ Mahlstedt Fire Insurance Plan, map 22A (1923-28 series, section 2 north, version 1 [unaltered])

¹⁵ PROV, Building Application Files, VPRS 11,201/P1/Unit 230: Application 19,225

¹⁶ Richard Peterson, 'Peck & Kemter', P Goad & J Willis, *The Encyclopedia of Australian Architecture*, p534

¹⁷ PROV, Building Application Plans, VPRS 11,200/P4/Unit 233: Application 19,225

¹⁸ PROV, Building Application Index, VPRS 11,202/P1/Unit 192. Application 19, 263, Cost £40.

¹⁹ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

²⁰ *The Argus*, 26 March 1949, p34

²¹ *The Argus*, 22 November 1907, p4 and 11 January 1922, p12

²² *The Argus*, 20 January 1940, p3

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton Conservation Study 1984, Nigel Lewis & Associates

City of Melbourne Heritage Review 1999, Allom Lovell & Associates

THE 60L GREEN BUILDING (HO59)

Address	60-66 Leicester Street, Carlton
Date/period	1876/mid-Victorian
Building type	Industrial
Grading	C3
Previous Grading	C3



Significance

What is Significant?

The remaining, early section fronting Leicester Street, primarily the façade.

How is it Significant?

The 60L Green Building is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

Built in 1876, 60L Green Building is historically significant as indicative of the industrial development which occurred around Carlton during the latter half of the 19th century and is a rare surviving Victorian period example of a larger commercial building. It is also significant for its associations with a number of notable local traders including J. C. Steel (tanner), W. H. Roche & Co. (cabinet makers and zinc workers), Buckley & Nunn Ltd (drapers).
(AHC Criterion A4)

The 60L Green Building is of aesthetic significance as an example, albeit altered, of an 1870s industrial building. Although built for commercial purposes, it nonetheless reveals a considerable amount of rendered detailing associated with the period, such as the treatment of the openings (architraves and arched hoods with floriated bosses) as well as the cornices and fluted platband.

(AHC Criterion E2)

Description

The façade of the three storey, mid-Victorian brick building is rendered (possibly stucco) and has been painted white, though faint tooled lines are evident. The plinth consists of two courses of stone (probably basalt): a lower rough faced and an upper ashlar (smooth). The new fourth storey, clad in corrugated sheet metal with a skillion roof, is set back slightly behind the plain parapet.

A variety of decorative mouldings have been employed including a fluted platband, which defines the upper edge of the ground floor, and entablatures, which define the upper margin of the first and second floors (though it does not extend across the northern part of the second floor). There is a decorative panel at each end of the ground and first floors, also with consoles (brackets) to the first floor. The ground floor openings have segmental arched, hood mouldings terminating with a floriated boss whereas the windows to the upper levels have decorative architraves and a bracket below the sill. There are also stop chamfers to the arched windows whereas the squared windows at the north end of the second floor are simply detailed.

The fenestration pattern is somewhat irregular, altered from the symmetrical fenestration of the original two storey building. The main entrance is through a central, large arched opening (originally the carriageway). Vents, some covered, are evident to the upper part of each level.

History

The land at 60-66 Leicester Street, originally Crown Allotment 12 of Section 14, Town of Melbourne at Carlton, Parish of Jika Jika, was granted to Joseph Sutherland in October 1852.²³ Sometime prior to 1912 additional land to the rear of the allotment was incorporated into the site.²⁴

The land was subsequently leased for various purposes. James Crescent Steel, a tanner and dealer, leased the land from c.1862 and operated a skin and hide business from timber sheds on the site. In 1875 Steel arranged to purchase the land from Alexander Sutherland and the following year built a two storey brick store fronting Leicester Street with sheds to the rear. In the 'Notice of Intent to Build' for the Melbourne City Council (dated September and October 1875) an architect was not identified and Steel was described as both the owner and the builder. During the 1880s, Steel also established a tannery in Macaulay Road (North Melbourne), another in Sydney and a skin depot in Spencer Street (West Melbourne). Steel was a long-serving member of the North Melbourne Town Council and had at least one term as mayor. In 1880, the architect George Wharton called for tenders for extensive additions.

In 1881 W. H. Roche & Co., a leading firm of furniture warehousemen, manufacturers and importers, took over the skin and hide store on Leicester Street for use as a cabinet factory. In 1889 a zinc works was established by Roche & Co. to make ornamental building products under the Australian patent rights acquired from the Wunderlich brothers of Sydney. By the end of the 19th century, there had been some development to the rear with workshop areas.

In 1912, Buckley & Nunn Ltd, a prominent Melbourne drapery firm, acquired the property and converted the brick building and the rear workshops into livery stables. By 1921, the original symmetrical fenestration to the street façade had been altered and a two storey wing had been built along the southern boundary creating an 'L' shape. In that year the premises were converted to a motor garage and offices, which involved major alterations including the construction of a third floor to the southern part of the façade/front section and rear wing (along the southern boundary). The original decorative parapet was removed at this stage however the pre-existing roof structure was re-used. The drawings for these alterations were prepared by the architects Bates Peebles & Smart and the works were contracted to W. Machin, builders of Armadale, for a sum of £2,147.

During WWII the building was occupied by the United States Army (1942-45) and briefly in 1945 was a hostel for evacuees from the Netherlands Indies. The northern section of the third storey to the Leicester Street façade was constructed in 1959. Buckley and Nunn Ltd held the property until 1993. The current owners acquired the property in 1999, and soon after the building was greatly modified, incorporating many environmentally sustainable initiatives, for use as the headquarters for the Australian Conservation Foundation.

²³ This history has been derived from that outlined in *J. C. Steel's Hide Store, 60-66 Leicester Street Carlton*, prepared by Allan Willingham in 2000.

²⁴ The additional land formed part of Crown Allotment 7 originally owned by Robert Hepburn. Hepburn subdivided Crown Allotments 7, 8 & 9 and created Lansdowne Place. He sold the small lots during 1854-55.

Recommendations

It is recommended that the 60L Green Building (HO59) be retained in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building.

Previous Studies/Identification

Carlton, North Carlton and Princes Hill Conservation Study 1994 & 1985, Nigel Lewis & Associates

J. C. Steel's Hide Store, 60-66 Leicester Street Carlton, ... Assessment of Cultural Heritage Significance, ..., February 2000,
Allan Willingham

FORMER HOPKINS BROS & ODLUM FACTORY (HO806)

Address	116-128 Leicester Street, Carlton
Date/period	c.1910/Federation
Building type	Factory
Grading	C3
Previous Grading	D3



Significance

What is Significant?

The land and the original building.

How is it Significant?

The former Hopkins Bros & Odlum factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former Hopkins Bros & Odlum factory is of historic significance to the City of Melbourne for being one of the few factories to survive from the Federation period, when this area started to become employed more intensively for such purposes, especially related to the burgeoning automobile industry, of which the firm of Hopkins Bros & Odlum were part.

(AHC Criterion A4)

The former Hopkins Bros & Odlum factory is of representative aesthetic significance and is a substantial factory from the Federation period. Although the façade has been partly altered (original window frames removed and probably more extensively rendered than initially had been the case), the parapet treatment is characteristic of the period and the rest of the building is largely intact.

(AHC Criterion D2)

Description

The factory at 120 Leicester Street is a large, double storey, brick factory in English bond, dating to the late Federation period. Much of the exterior is now painted, except for the eastern end revealing the originally rendered elements (some sills and lintels, possibly reinforced concrete) and the use of bullnose bricks to the lower edge of the recessed panels below the first floor windows.

The near symmetrical facade is divided into five bays by lesenes (pilasters without capitals), each containing a window at both levels except for the narrower, penultimate bay at the northern end, which includes a doorway at ground level. The parapet conceals the hip roof and contains some decorative elements including a segmental pediment between squat piers with scrolled brackets either side. Below the parapet are a moulded cornice and a frieze terminating with a scalloped edge at either end of the façade.

The façade is fully rendered but initially may have only been partly rendered (the plinth reveals an early rendered finish, whereas near the door the render is readily coming away from the underlying brick). The ground floor openings are currently covered by metal sheeting however there are modern, metal-framed, single pane windows to the first floor. Elsewhere on the building however timber-framed windows survive, some with louvred sections. The first floor windows have segmental arched lintels, rendered over to the façade.

History

The extant building extends across two original, quarter acre Crown allotments in section 25 at Carlton, which were sold during the mid-1850s: no. 15 (fronting Leicester Street) was purchased by L Powell & others and no. 4 (fronting Bouverie Street) by L Powell & E A Parry.²⁵ By 1864, development was underway in this area including this site,²⁶ and by 1871, a seven room, family home had been constructed.²⁷ By the end of the 19th century, it seems that the site included the adjoining allotment to the north on which a foundry was operating. At this stage, there was mostly timber buildings located on the site with some limited sections of brick as well as some open areas (including the east end).²⁸

The building at 120 Leicester Street was built c.1910. It is first listed in the Sands & McDougall directory in 1911, when it was occupied by Hopkins Bros & Odlum Pty Ltd, belting manufacturers. The company's advertisement in the directory claimed it carried a 'large stock of genuine balata belting' as well as patent facade hair belting.²⁹ The building was probably constructed in one stage, or certainly had been by 1919, when a small addition for petrol storage was built at the south-east corner (and which has been partly demolished to accommodate a ramp). This work cost £500 and was undertaken by Leslie Gillon.³⁰

During the 1920s, the company of Hopkins Brothers and Odlum were the sole agents for Fiske Oils and greases which were advertised for Fiats, Fords, and Fafnirs (an earlier German manufacturer). They also sold clutch leathers, belting and pulleys.³¹ They also had a shop in Elizabeth Street.³² A single storey oil storage building had also been constructed on the land to the north for the company by the mid-1920s.³³

During the mid-1950s, the General Dry Batteries, and Lugon Electric Lamps operated at the site,³⁴ though by 1962, Pound Motors had taken it over.³⁵ Subsequent occupants included John Pascoe Motors/City Saab (end of the 20th century).

Recommendations

It is recommended that the former factory be retained in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building. Although the address extends relates to a larger area, the existing mapping is appropriate as it only relates to the original building.

²⁵ Township Plan, Melbourne M314(14). The site however also includes a vacant parcel of land, CA 14, which was acquired by G Sydenham.

²⁶ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

²⁷ The *Argus*, 3 June 1871, p1

²⁸ MMBW detail plan no. 1177 and plan no. 30 (1896)

²⁹ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

³⁰ Building Application 2,278: Building Application Plans, VPRS 11,200/P2/Unit 51 and Building Application file, VPRS 11,201/P1/Unit 27.

³¹ The *Argus*, 1 December 1923, p7

³² The *Argus*, 13 September 1923, p9

³³ Mahlstedt Fire Insurance Plan, map 21A (1923-28 series, section 2 north, v1 [unaltered])

³⁴ The *Argus*, 4 March 1954, p15 and 19 February 1955, p31

³⁵ Mahlstedt Fire Insurance Plan, map 21A (1962 series, section 2 north)

Previous Studies/Identification

Carlton Conservation Study 1984, Nigel Lewis & Associates

City of Melbourne Heritage Review 1999, Allom Lovell & Associates

FORMER C HUPPERT & CO. FACTORY (HO84)

Address	157-165 Pelham Street, Carlton
Date/period	1944/Interwar
Building type	Factory
Grading	C3
Previous Grading	D



Significance

What is Significant?

The land and the original building, though excluding the part upper additions and rear half of the building on Leicester Place (now converted to townhouses).

How is it Significant?

The former C Huppert & Co. factory is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The former C Huppert & Co. factory is historically significant to the City of Melbourne for being representative of the major phase of commercial development in this part of Carlton during the Interwar period, when land was consolidated and factories and the like replaced smaller buildings, mostly cottages. Although they only occupied the site for about six years, C Huppert & Co continued to operate in the area for many years.
(AHC Criterion A4)

The former C Huppert & Co. factory is of aesthetic significance for being a distinctive example of the Moderne style, which may have been designed in-house by the engineering firm, C Huppert & Co. The noteworthy details include the bi-chrome brickwork - a base of glazed manganese tapestry bricks with curved corners to the doorways and cream bricks of the upper part - and an extensive grid of square windows with original steel-framed windows.
(AHC Criterion E2)

Description

The former factory at 157-165 Pelham Street is a mostly double height, bi-chromatic brick, streamlined Moderne building. The ground floor is has glazed manganese tapestry (narrow) bricks interspersed with thin rendered bands (which are mostly recessed but project at the curved ends), creating an effect similar to channelled rustication, whereas there are regular-sized cream/salmon bricks to the first floor and similar bricks to the partial second storey.

The facade has curved edges to the original doorways. Only the eastern, steel doors are original because the other two wide doorways had roller doors. The façade is dominated by a gridded window wall, to the west composed of numerous recessed, square window openings across three levels. There are also bands of square windows at either end of, though the frame of that at the west end does not project as far forward from the wall plane as do the others. The windows are original steel-framed types, many with a central pivoting pane.

History

The extant building extends across part of two adjoining, quarter acre Crown Allotments (nos 10 and 11, section 25), which were sold during the mid-1850s to K and R Hepburn.³⁶ Within ten years, the site had at least been partly developed.³⁷ By the end of the 19th century, there was a brick house at no. 157, a pair of small brick buildings at nos 159 and 163, and some lightweight sheds or the like at no. 165.³⁸ This group of buildings were still standing during the mid-1920s.³⁹ The 4 room brick cottage at 157 Pelham Street was offered for sale in December 1938.⁴⁰

In March 1944, C Huppert & Co., then based nearby at 193 Bouverie Street, applied to construct the extant single storey building at a cost of £3,975. The necessary war time permission had been procured for this work from the War Organisation of Industry Authority however soon after the cost was increased to £4483.⁴¹ No architect or engineer was identified on the drawings or files and it is possible the building was designed in-house.⁴² The original drawings indicate that there were only two entrances initially, one at both ends, and the window grid was larger (3 rows by 14 panes as compared to 9 panes currently).⁴³ In 1948, C Huppert expanded operations with the construction of another factory at the east end of Leicester Place to the rear (now demolished).⁴⁴

E J White, textile manufacturers, had taken over the site by early 1950,⁴⁵ but Huppert & Co. however retained operations in the area at the Bouverie Street address until the 1960s.⁴⁶ In January 1953, Victoria Interiors (part of Victoria Car Services) had procured the site and drawings were submitted by A C Leith Bartlett & Partners for changes to the value of £10,233, including some to the façade.⁴⁷ This involved considerable modifications (a new entry and change to the current fenestration pattern) however the original detailing was carefully reproduced so that the work is not obvious.⁴⁸ These works had been completed by October 1953, when a photograph of the exterior was taken with signage for Victoria Car Services. The company had a showroom at 395 Elizabeth Street, Melbourne.⁴⁹ At the Carlton site, they had a motor trimming workshop and employed machinists to produce car seat covers and car cushions.⁵⁰

By 1962, Jagna-Wortley Fabrics were operating in the building.⁵¹ The partial third storey additions at the east end were constructed subsequently and by 1999, two doorways had been sympathetically introduced to the large window grid to create smaller tenancies. The building has been subdivided so that the rear half has been converted to flats with an address to Leicester Place (nos 9-17).

³⁶ Township Plan, Melbourne M314(14)
³⁷ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]
³⁸ MMBW detail plan no. 1177 and plan no. 30 (1896)
³⁹ Mahlstedt Fire Insurance Plan, map 21A (1923-28 series, section 2 north, version 1 [unaltered])
⁴⁰ *The Argus*, 3 December 1938, p16
⁴¹ PROV, Building Application Files, VPRS 11,201/P1/Unit 279: Application 22,863
⁴² Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999. The building was first listed in the Sands & McDougall directory in 1944. Around the same time, this firm had erected a smaller office building, in a similar Moderne style, nearby at 239-241 Bouverie Street (demolished).
⁴³ PROV, Building Application Plans, VPRS 11,200/P4/Unit 756: Application 22,863
⁴⁴ Building Application 24,397: Building Application Plans, VPRS 11,200/P7/Unit 98 and Building Application file, VPRS 11,201/P1/Unit 302.
⁴⁵ *The Argus*, 18 January 1950, p26
⁴⁶ ALA, Building Identification Form for the site, *City of Melbourne Heritage Review* 1999
⁴⁷ PROV, Building Application Files, VPRS 11,201/P1/Unit 340: Application 27,258
⁴⁸ PROV, Building Application Plans, VPRS 11,200/P4/Unit 559: Application 27,258
⁴⁹ *The Argus*, 10 October 1953, p3; Lyle Fowler, Victoria Car Services building (photo), Nov 19, 1957 (held by State Library of Victoria, a42849)
⁵⁰ *The Argus*, 5 January 1955, pp22-23
⁵¹ Mahlstedt Fire Insurance Plan, map 21A (1962 series, section 2 north). On the plan, the building was defined as being single storey with a mezzanine to the front part.

Recommendations

It is recommended that front half of the former factory be retained in the Schedule to the Heritage Overlay but that the overlay be extended to appropriately protect the full extent of the front part of the building, rather than only covering no. 157.

The name of the site should be altered to reflect the correct spelling of the name (Huppert not Hubbert) and that it was a factory.

Extent of Designation

The land and the front half of the original building, corresponding to 157-165 Pelham Street.

Previous Studies/Identification

Carlton Conservation Study 1984, Nigel Lewis & Associates

City of Melbourne Heritage Review 1999, Allom Lovell and Associates

SHOP (HO810)

Address	599-605 Swanson Street, Carlton
Date/period	1878/Victorian
Building type	Shop
Grading	C3
Previous Grading	D3



Significance

What is Significant?

The land on which the shop building stands and the original building.

How is it Significant?

The shop at 599 Swanson Street, Carlton is of historic and aesthetic significance to the City of Melbourne.

Why is it Significant?

The shop at 599 Swanson Street, Carlton is historically significant to the City of Melbourne for being representative of the earlier phase of development in this part of Carlton during the latter part of the 19th century. As such, it is an important remnant of the smaller-scale commercial typical of that time and is complemented by the Queensberry Hotel opposite. Although remodelled during the Interwar period, the work was sympathetically designed by the architect Frederick Mosby in 1936.

(AHC Criterion A4)

The building is of aesthetic significance for being a Victorian building that was sensitively modified during the Interwar period, in a classical revival style (as indicated by the Tuscan pilasters framing the ground floor windows and the channelled tooled lines) however with some decoration (to the lintels) that also reflects contemporary interest in the Art Deco style, to create a distinctive hybrid, the heritage value of which has not been well appreciated.

(AHC Criterion E2)

Description

The shop on a prominent corner site at 599 Swanston Street is a double-storey rendered masonry building with some classicising detailing including channelled (horizontal) tooling. The entrance is on the splayed corner and is flanked by large steel-framed windows on both ground floor facades. These windows are framed by Tuscan order pilasters with decorative lintels featuring marine inspired decoration including a background of waves. Similarly above the door lintel is some decoration. Below the windows, are panels echoing the rhythm set by the mullions above.

The upper level has a rendered panel on the splay, with timber-framed rectangular sash windows of various sizes with horizontal glazing bars and set in moulded architraves. The hip roof is concealed behind a parapet, which has a bracketed cornice with paterae (medallion) decoration to the frieze.

History

The subject site is part of an original quarter acre parcel of land (Crown allotment 1, section 24), which was first sold in 1854 to E F C Rutter.⁵² By the mid-1860s, development had occurred at the site, originally 55 Madeline Street, and more broadly in the vicinity.⁵³ This probably related to the earlier timber shop known to have existed at the site. In 1877, it was owned by the Ryan family, was occupied by Thomas Poulton, a butcher, and valued at £77.⁵⁴

The extant building was constructed in the following year, 1878, when it was identified in the rate books as a brick shop with six rooms, valued at £89, and owned by Michael Ryan. The new building was also initially occupied by a butcher, its first proprietor listed in the Sands & McDougall directory in 1879 as Patrick Moroney. It seemed to have continued to be used in a similar vein for the next few decades as in 1930 its occupant was L Castellano, a grocer.⁵⁵

By January 1936, the E S & A (now ANZ) Bank however had acquired the site and had engaged the architect, Frederick Morsby to undertake a remodelling of the façade and make internal changes. The works cost £1,900 and the builder was Weaver & Keast.⁵⁶ Morsby had served articles in Sheffield, England with John Whitehead and later worked in Melbourne with R J Haddon, before initially entering into partnerships: Gibbs, Finlay, & Morsby (late 1920s) and then Morsby & Coates (early 1930s). By the mid-1930s, he was operating as a sole practitioner and undertook some other remodelling projects.⁵⁷

The drawings conform with the extant building in most respects except that there was to be signage to the frieze (both elevations) and the blind niche at the corner. The Interwar period door was two-panelled timber with a grille over the highlight window above. The drawings also show that there was a rear wing at this stage (subsequently demolished to allow for the abutting building to the west).⁵⁸

Recommendations

It is recommended that the shop be retained in the Schedule to the Heritage Overlay.

Extent of Designation

The land and the original building, although the address extends across the adjoining but later buildings.

Previous Studies/Identification

Carlton Conservation Study 1984, Nigel Lewis & Associates

City of Melbourne Heritage Review 1999, Allom Lovell and Associates

⁵² Township Plan, Melbourne M314(14)

⁵³ Henry Cox, 'Victoria-Australia, Port Phillip. Hobson Bay and River Yarra leading to Melbourne', 1864 [State Library of Victoria]

⁵⁴ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

⁵⁵ Allom Lovell and Associates (ALA), Building Identification Form for the site, *City of Melbourne Heritage Review* 1999

⁵⁶ PROV, Building Application Files, VPRS 11,201/P1/Unit 240: Application 17,054

⁵⁷ Miles Lewis, *Australian Architectural Index*, record no 3448. For instance, Mosby remodelled the Deer Park Hotel in the English style during the late 1930s (record no. 18,515).

⁵⁸ PROV, Building Application Plans, VPRS 11,200/P2/Unit 371: Application 17,054