

RECOMMENDATIONS

The six properties are recommended to be included in the Heritage Overlay as a serial listing, with the Schedule as follows.

MELBOURNE PLANNING SCHEME

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

REFERENCES

See endnotes.

PREVIOUS STUDIES

Not identified in any previous studies.

ENDNOTES

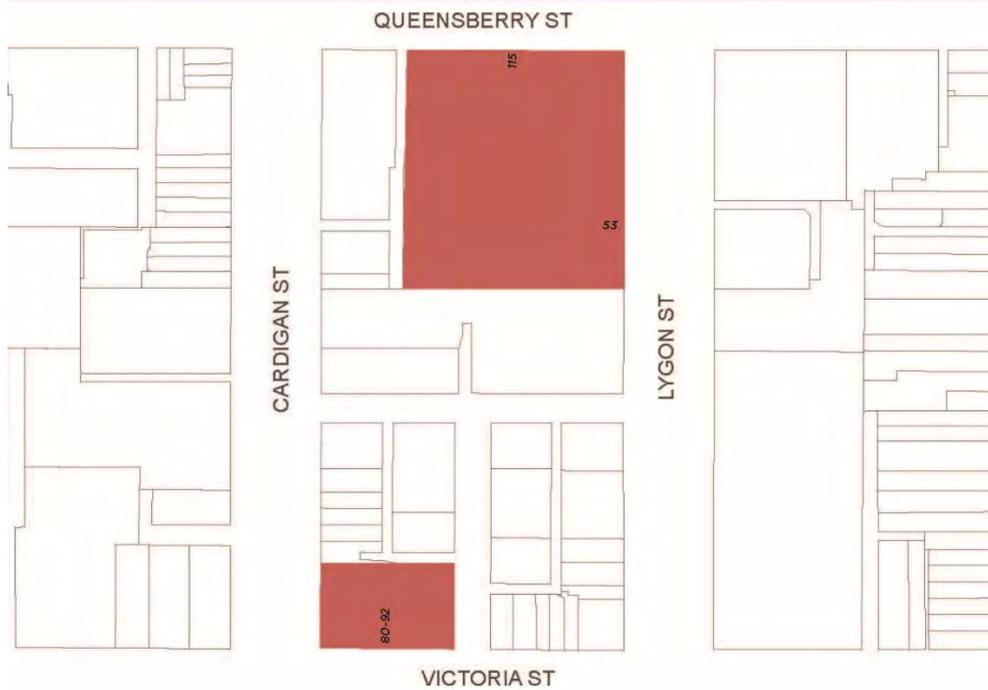
- 1 George Tibbits, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 508.
- 2 George Tibbits, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 507.
- 3 'Twenty-second annual Report of the Housing Commission Victoria, for the period 1 July 1959 to 30 June 1960', 1960, Parliament of Victoria Library, p. 31.
- 4 'Twenty-third annual Report of the Housing Commission Victoria, for the period 1 July 1960 to 30 June 1961', 1961, Parliament of Victoria Library, p. 14.
- 5 Peter Mills, *Refabricating the towers: The genesis of the Victorian Housing Commission's high-rise estates to 1969*, Thesis submitted for Doctor of Philosophy, School of Philosophical, Historical and International Studies, Faculty of Arts, Monash University, 2010, p. 290.
- 6 Renate Howe (ed.), *New Houses for Old: Fifty Years of Public Housing in Victoria, 1938-1988*, Ministry of Housing & Construction, Melbourne, 1988, p. 124.
- 7 Renate Howe, *New Houses for Old: 50 years of public housing in Victoria 1938-1988*, Ministry of Housing & Construction, Melbourne, 1988, p. 262.
- 8 Karen Burns and Paul Walker, 'Publicly Postmodern: Media, Image and the New Social Housing Institution in 1980s Melbourne.', in *Proceedings of the Society of Architectural Historians, Australia and New Zealand: 32, Architecture, Institutions and Change*, edited by Paul Hogben and Judith O'Callaghan, SAHANZ, Sydney, 2015, pp. 73, 74; Peter Carmichael, 'Dimity Reed', in Phillip Goad and Julie Willis (eds), *The Encyclopedia of Australian Architecture*, Cambridge University Press, Port Melbourne, 2012, p. 586.
- 9 'Report of the Ministry of Housing for the year ended 30 June 1981', 1981-1982, p. 4, Victorian Parliamentary Library.
- 10 'Report of the Ministry of Housing for the year ended 30 June 1981', 1981-1982, p. 4, Victorian Parliamentary Library.
- 11 Melbourne and Metropolitan Board of Works, 'Melbourne, Fitzroy and Collingwood', plan 29, 1897; Aerial photographs, 1951, 1969, 1975 and 1982, Land Victoria Aerial Photography Collection, Central Plan Office, Landata.
- 12 Renate Howe, *New Houses for Old: 50 years of public housing in Victoria 1938-1988*, Ministry of Housing & Construction, Melbourne, 1988, p. 262.
- 13 Renate Howe, *New Houses for Old: 50 years of public housing in Victoria 1938-1988*, Ministry of Housing & Construction, Melbourne, 1988, p. 263.
- 14 John Devenish, Haig Beck, 'Victorian Ministry of Housing: Style Replaces Stigma', *UIA/International Architect*, 4, 1984, pp. 20-27.
- 15 Clare Newton et al, 'Housing Expos and the transformation of industry and public attitudes', paper, Melbourne School of Design, University of Melbourne, 2015, p. 7, via https://msd.unimelb.edu.au/_data/assets/pdf_file/0007/2603698/Housing-expos-paper.pdf, accessed 20 February 2019.
- 16 John Devenish, 1983, as quoted in Karen Burns and Paul Walker, 'Publicly Postmodern: Media, Image and the New Social Housing Institution in 1980s Melbourne.', in *Proceedings of the Society of Architectural Historians, Australia and New Zealand: 32, Architecture, Institutions and Change*, edited by Paul Hogben and Judith O'Callaghan, SAHANZ, Sydney, 2015, pp. 73, 74.

- 17 'Report of the Ministry of Housing for the Year ended 30 June 1982', 1982, F D Atkinson, Government Printer, p. 14, Victorian Parliamentary Library.
- 18 Housing Commission Victoria, 'Annual Report 1979-80', 1980, F D Atkinson, Government Printer, p. 19, Victorian Parliamentary Library.
- 19 Ministry of Housing Victoria, *Annual Report, 1980-81*, p. 15 and 'Report of the Ministry of Housing for the Year ended 30 June 1982', 1982, F D Atkinson, Government Printer, p. 14, Victorian Parliamentary Library.
- 20 Ministry of Housing Victoria, *Housing Commission Annual Report, 1982-83*, F D Atkinson, Government Printer, p. 6, Victorian Parliamentary Library
- 21 Conrad Hamann, *Cities of Hope: Australian Architecture and Design by Edmond and Corrigan, 1962-92*, Oxford, Melbourne, 1993, p. 114; Heritage Alliance, 'Survey of post-war built heritage in Victoria: Stage one', 2008, p. 215
- 22 Conrad Hamann, *Cities of Hope: Australian Architecture and Design by Edmond and Corrigan, 1962-92*, Oxford, Melbourne, 1993, p. 115
- 23 *Architecture Australia*, <https://architectureau.com/articles/gold-medallist-1/>; Conrad Hamann, *Cities of Hope: Australian Architecture and Design by Edmond and Corrigan, 1962-92*, Oxford, Melbourne, 1993, p. 115.
- 24 Rory Spence, 'Regional Identity', 'Melbourne: City of the Mind' and 'Controversial Corrigan', in *The Architectural Review: Australia*, CLXXVII, 178, 1066, December 1985, pp. 62-66, 69-75.
- 25 Conrad Hamann, *Cities of Hope: Australian Architecture and Design by Edmond and Corrigan, 1962-92*, Oxford, Melbourne, 1993, p. 115.
- 26 Philip Goad, *Judging Architecture: Issues, Divisions, Triumphs: Victorian Architecture Awards 1929-2003*, RAIA Victoria, Melbourne, 2003, pp. 296-297.
- 27 Philip Goad, 'Beck, Haig and Cooper, Jackie', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 76-77.
- 28 John Devenish, Haig Beck, "Victorian Ministry of Housing: Style Replaces Stigma", *UIA/International Architect*, 4, 1984, pp. 20-27; see also 'Interview: 'Haig Beck', *Transition: the Interview Issue*, 1984.
- 29 'State Awards', *ArchitectureAU*, 1 July 2010, <https://architectureau.com/articles/awards-15/>, accessed 3 June 2019.
- 30 Conrad Hamann, *Cities of Hope Remembered: Australian Architecture by Edmond and Corrigan 1962-2012*, Thames and Hudson, Melbourne, 2012, pp. 16-41; Leon van Schaik (ed., contrib.), *Building 8: Edmond and Corrigan at RMIT*, Transition, Melbourne, 1995, 3 vols.
- 31 Conrad Hamann, 'Edmond & Corrigan', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 222-224.
- 32 Winsome Callister, 'Selected buildings List, Appendix 6 in Conrad Hamann, *Cities of Hope*, p. 166.
- 33 <https://vhd.heritagecouncil.vic.gov.au/places/226>, accessed 2 June 2019.
- 34 <https://vhd.heritagecouncil.vic.gov.au/places/162358>.
- 35 Cathy Peake, Philip Drew and Michael Anderson, 'An Exhibition by Four Melbourne Architects, Three Reviews', *Transition*, 1, 2, 1979.
- 36 Conrad Hamann, 'Crone, Peter', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, p. 183.
- 37 <https://architectureau.com/articles/gold-medallist/>, accessed 3 June 2019.
- 38 Conrad Hamann, 'Burgess, Greg', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 123-125.
- 39 Gregory Burgess: 'Practice profile', at www.gbarch.com.au/practice-profile.pdf, viewed 25 March 2019. This gives detailed chronology and reference details for the general spectrum of Gregory Burgess projects.

SITE NAME RMIT BUILDINGS 51, 56 AND 57

STREET ADDRESS 80-92 VICTORIA STREET (BUILDING 51), 115 QUEENSBERRY STREET (BUILDING 56) AND 53 LYGON STREET (BUILDING 57), CARLTON, VIC

PROPERTY ID 106082, 109849, 521663



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE N/A

HERITAGE OVERLAY SERIAL LISTING RECOMMENDED

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE EDUCATIONAL BUILDINGS

DESIGNER / ARCHITECT / ARTIST: DOMINIC KELLY AND LLOYD ORTON

BUILDER: N/A

DESIGN PERIOD: LATE TWENTIETH CENTURY (1965-2000)

DATE OF CREATION / MAJOR CONSTRUCTION: 1971-1972, 1976-1973-1974 AND 1983-1980-1982

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
8.0 BUILDING COMMUNITY LIFE	8.2 EDUCATING PEOPLE
9.0 SHAPING CULTURAL AND CREATIVE LIFE	9.5 ADVANCING KNOWLEDGE

RECOMMENDATIONS

The three buildings are recommended to be added to the Heritage Overlay as a serial listing, i.e. with a shared Heritage Overlay number and scheduling, with the mapping indicated at Figure 1.

Extent of overlay:

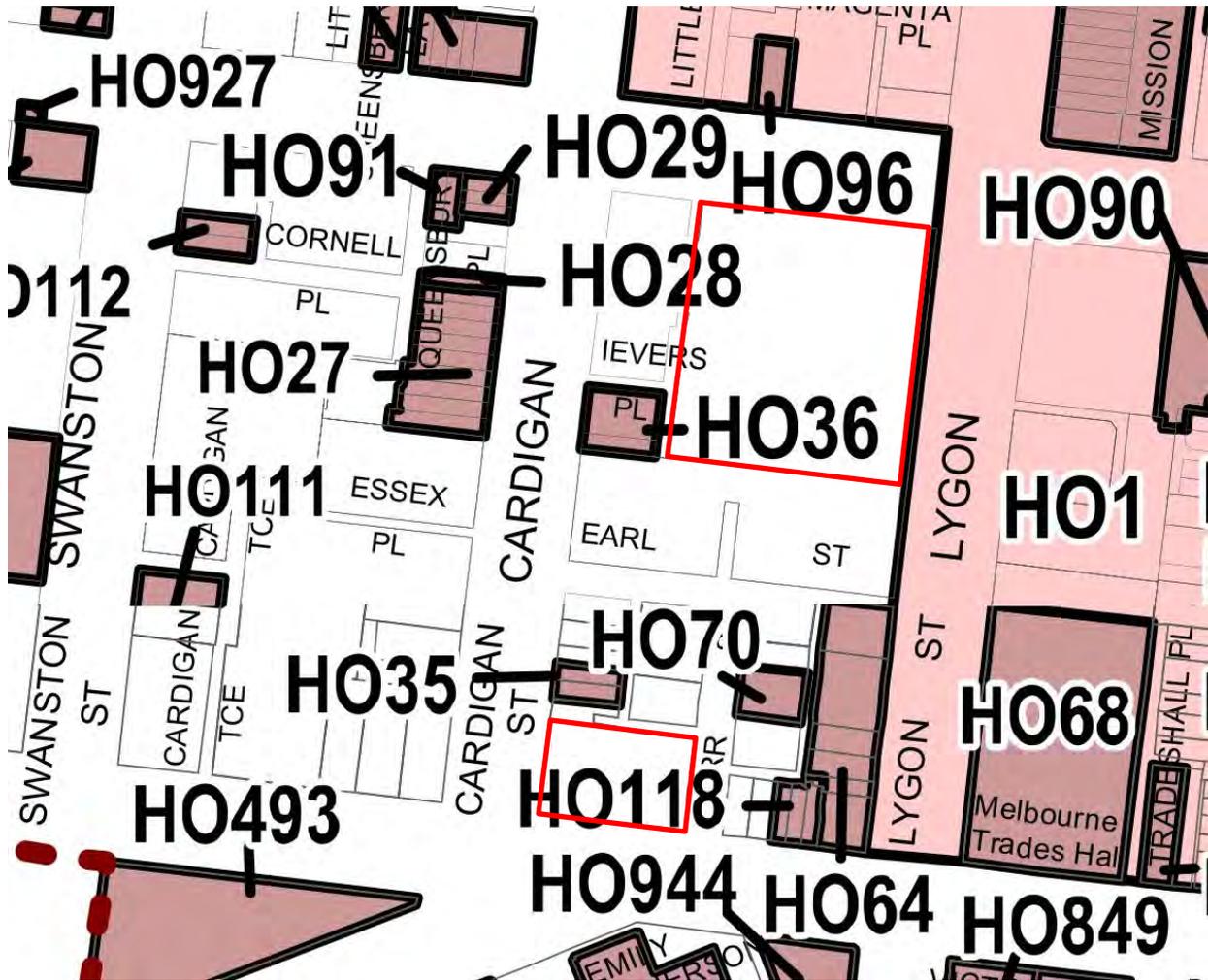


Figure 1 The proposed extent of overlay indicated by the red line; the northern component includes Buildings 56 and 57, while the southern component includes Building 51.
Source: Melbourne Planning Scheme

SUMMARY

RMIT Buildings 51, 56 and 57 are located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, and are of historical (Criterion A) and aesthetic significance (Criterion E). The buildings were constructed, respectively, in ~~1971-1972~~, ~~1976-1973-1974~~ and ~~1983-1980-1982~~, to a design by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice also prepared a master plan for RMIT's expansion into Carlton, in 1971. Although the plan was never fully realised, the three buildings, and their tertiary uses, were largely anticipated in the plan, including their substantial footprints and overall massing.

HISTORICAL CONTEXT

Education at a variety of levels has long had an impact on the community and built form of Carlton, and includes primary and tertiary institutions. Although the first campus is not located in Carlton, RMIT University, formerly the Working Men's College and Royal Melbourne Institute of Technology, has long had associations with Carlton, in particular with Trades Hall. Founded in 1887 by philanthropist and grazier Francis Ormond, the Working Men's College was supported by the unions, with members of Trades Hall included in the college's governing body.¹ The institution eventually evolved to offer courses in trades, technology and other skills for both men and women.² The motto of the Working Men's College was *perita manus, mens exulta* ('a skilled hand, a cultivated mind').³ After a number of name changes, the institution became the Royal Melbourne Institute of Technology in 1960 to better reflect its purpose. By the mid-1960s, with its student population growing and course offers also increasing, RMIT began to expand beyond its city location into Carlton. As part of this growth, the institution undertook a process of master planning, initially led by architects Bates Smart and McCutcheon. For the city campus, the plan was to build a series of 'homogenous' buildings or blocks;⁴ while in Carlton, a long-term building plan was embarked on from 1970, in the southern part of the suburb. This was driven by a different architectural practice (see 'History' below) and included new buildings and the conversion of existing buildings to tertiary/educational use. By the mid-1980s, a group of large red brick buildings (including the subject buildings) had been constructed fronting Swanston and Lygon streets.

Concurrently in this period, changes in demographics in Carlton saw changes in approach to the built form of the suburb. This included notable new developments in the suburb by contemporary architects, adapting the terrace form and corner buildings for the late twentieth century. While such development was often residential, it also included commercial and institutional buildings, such as offices, galleries and educational buildings, through which architects challenged the typical built form in the suburb.

SITE HISTORY

RMIT, from the 1960s, experienced a significant period of growth, including growth in student numbers and an increasing variety of course offerings.⁵ As part of this growth, the institute undertook a process of master planning, initially led by architects Bates Smart and McCutcheon; and in 1970, the institution embarked on a longer-term building plan after the Victorian government set aside properties for such development at the southern end of Carlton. The block, which fronted Lygon, Queensberry, Cardigan and Victoria streets, was situated immediately to the north of the city campus. It was also in close proximity to Trades Hall, and occupied in part by the Builders Labourers Federation headquarters and two hotels with close ties to the trade union movement. The shift into Carlton also followed a decision to provide students with two different streams of education: an advanced college offering degrees and diplomas and a technical college for those seeking apprenticeship courses. The former was overseen by the Federal Government while the latter by the Victorian Education Department. The new Carlton campus was earmarked as a technical college.⁶

Dominic Kelly and Lloyd Orton, from the architectural practice of Demaine Russell Trundle Armstrong and Orton, prepared a master plan for the Carlton site in 1971, which RMIT architectural historian, Harriet Edquist,

has described as 'one of the most accomplished of all the plans put forward for RMIT's building program over its 120-year history'.⁷ Referred to as the Demaine plan (Figure 2), the design strategy was 'to build across the site, within the height limit, maximising the footprint and money available, closing off lanes where necessary and accommodating departments as they decanted from the city site'.⁸ Although the plan was never fully realised, the three subject buildings were largely anticipated in the plan. RMIT also acquired and adapted a substantial number of other existing buildings within the block, as well as other Carlton buildings acquired outside the block.

Known as the Frederick Campbell Building, Building 51, which fronts Victoria Street, was the first of the subject buildings to be constructed, in 1971-1972. It was named after the director and secretary of the Working Men's College between 1887 and 1913. Designed by Dominic Kelly, the building was described as:

...a reinforced concrete building with a vigorously modelled front elevation to Victoria Street that boasts innovative structural, pre-cast concrete panels with glazing set into rubber gaskets (rather than aluminium frames) for soundproofing. This is set against the tower of the service core while the additional brick service shafts cling to the north face of the building.⁹

Buildings 56 and 57 were also designed by Kelly and were part of a two-pronged development of the Lygon and Queensberry streets corner. The first of these erected was Building 56 (the northern building), or the Ronald R Mackay Building, named in honour of the head of the School of Radio and principal of the Melbourne Technical College (1934-54) and its successor Royal Melbourne Technical College (1954-60). Located on the former factory site of the institute's engineering departments, the building was erected in 1976-1973-1974 for the School of Engineering. Initially designed as a four-storey construction, an additional two floors were added to the design when enrolments increased across the TAFE sector. The building was reputedly the first of its type in Australia to set sheets of glass directly into a continuous frame, a glazing system Kelly had observed in Boston.¹⁰

Named the Edward Jackson Building after a former director of Technical Education, Building 57 (the southern building) was constructed in 1983-1980-1982 to a design by the restructured architectural firm, Demaine Partnership, which Kelly headed. Similar to its neighbouring structure, it housed the School of Engineering and was purposefully designed to meet an array of different engineering requirements, including accommodation for large scale projects. From 2010, it became a training facility for the electrical apprenticeship program.

The south side of this building also fronted onto (and continues to do so) O'Grady Place and O'Grady Courtyard, with a café located in the building, and the courtyard providing outdoor seating areas for students. A student space/courtyard is indicated in this location in the Demaine plan, albeit on a larger scale and (with what appears to be) more formal landscaping than the current courtyard.

The completed buildings can be seen in an aerial photograph of the mid-1980s, with the substantial building footprints and scale readily distinguished from the earlier buildings within this Carlton block (Figure 3).

Building 51 currently houses RMIT's School of Vocational Engineering, Health and Sciences; with two levels dedicated to the School of Global Studies and the School of Education.¹¹ Buildings 56 and 57 continue to house the School of Engineering.¹²

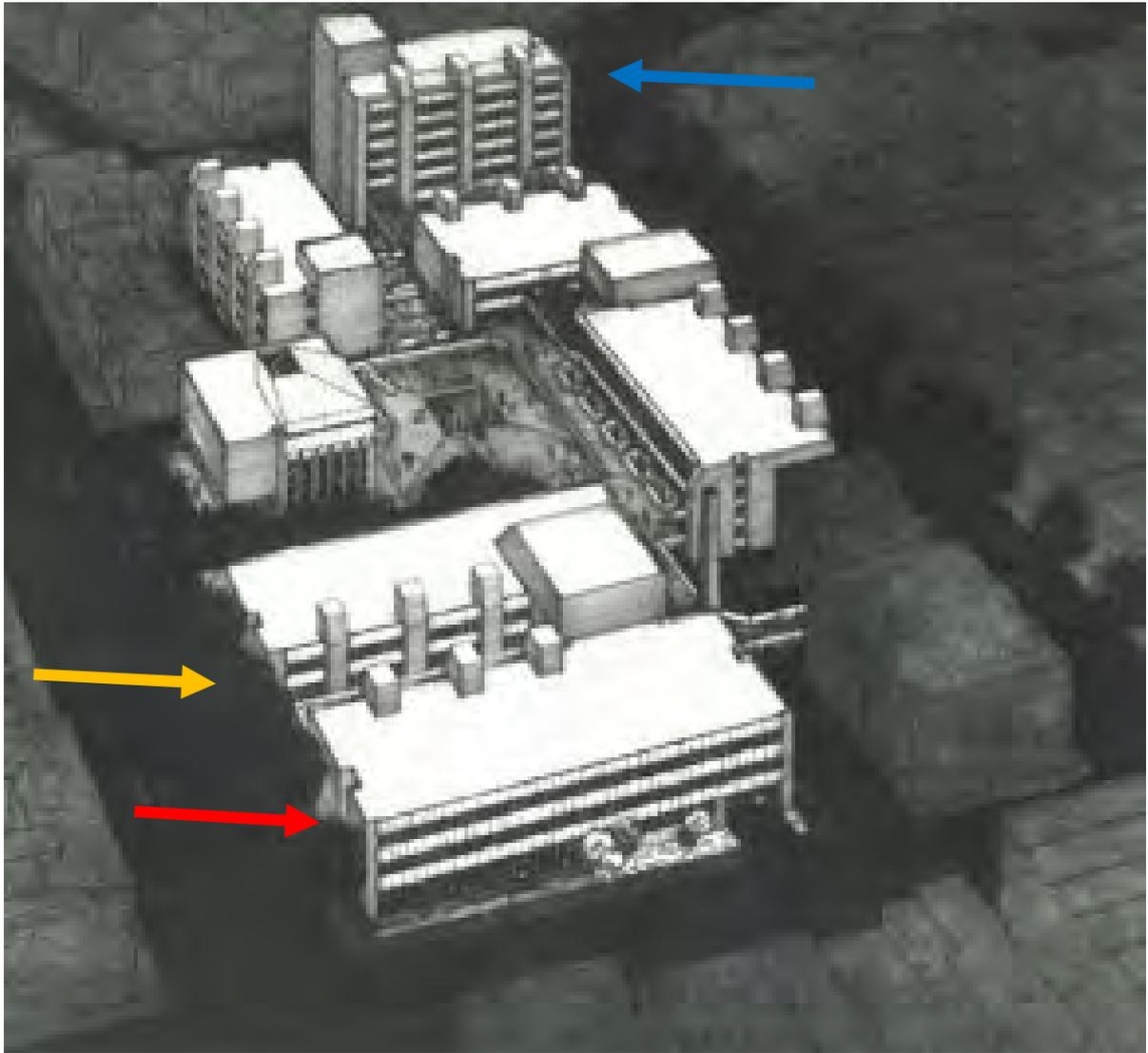


Figure 2 The Demaine plan for RMIT of 1971, showing the block fronting Lygon (left), Victoria (top), Cardigan (right) and Queensberry (bottom) streets, with north at bottom, and illustrating early designs for the Carlton campus buildings. Building 51 is indicated by the blue arrow, Building 56 by the red arrow, and Building 57 by the yellow arrow

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

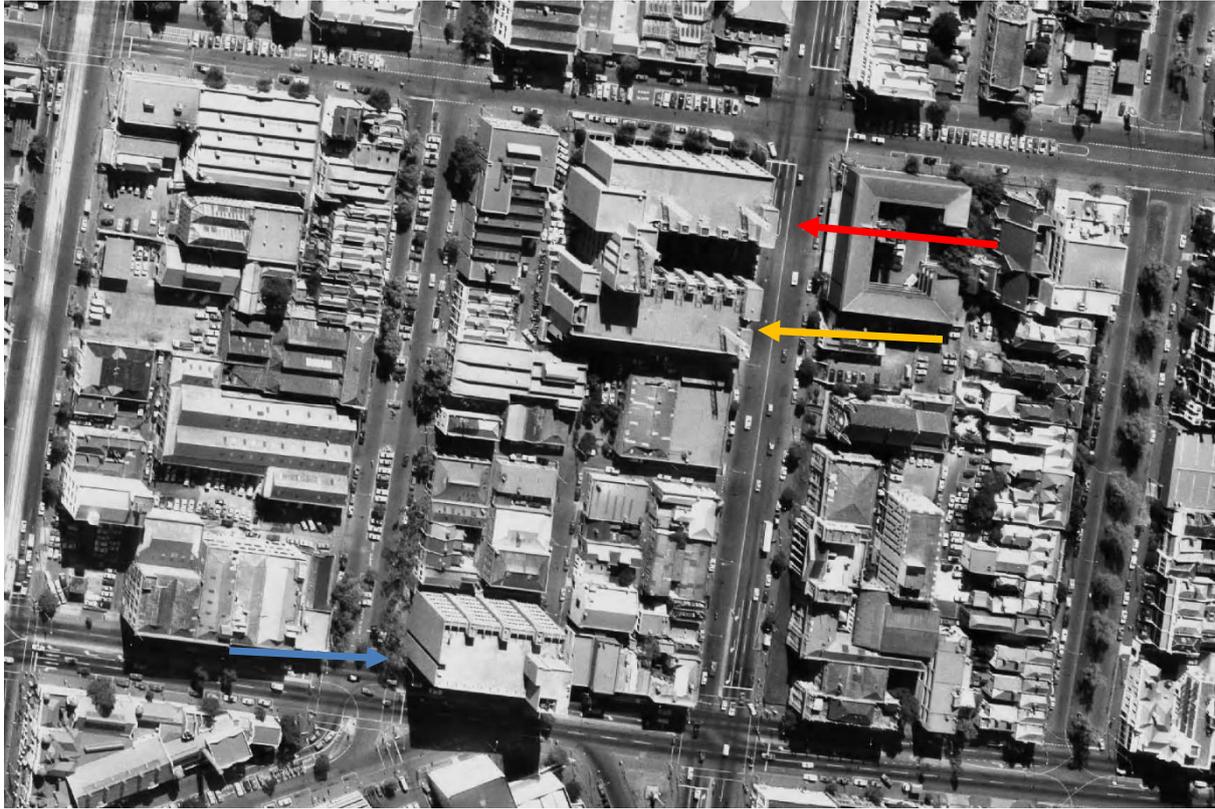


Figure 3 A 1985 aerial view of the subject area, showing the completed buildings. Building 51 is indicated in blue, Building 56 in red and Building 57 in yellow
Source: Land Victoria Aerial Photography Collection, Central Plan Office, Landata

SITE DESCRIPTION

The three buildings are located within a complex of RMIT (Royal Melbourne Institute of Technology) buildings, in a large block bounded by Queensberry, Lygon, Victoria and Cardigan streets, Carlton. The block is also dissected by lesser streets, including Earl, Orr and Little Cardigan streets, O'Grady Place and Ievers Place. The subject buildings are:

- Building 51 at 80-92 Victoria Street
- Building 56 at 115 Queensberry Street
- Building 57 at 53 Lygon Street

All three buildings were largely anticipated in the RMIT Carlton campus master plan of 1971, prepared by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership). While the buildings differ in their external appearance from the images shown in the master plan, their general mass and proportions remain broadly similar. Of interest, the distinctive and monumental brick service shafts to the rear elevations of the buildings (described in more detail below) were indicated in the original plan.

They are all substantial buildings in terms of their footprints and overall scale. They also share a use of crisp face red brick in their walling, and concrete elements including window and other framing, the latter often expressed as a rough-surfaced pebble-textured (exposed aggregate) material.

The materials, and the striking building masses and forms, reflect some Brutalist influences in the design.

Building 51, the first of these buildings, was constructed in 1971-1972 of concrete and face red brick (see Figure 5, Figure 6 & Figure 7). It is the tallest of the three buildings, rising to some eight storeys with a taller service

tower at its east end. Its main or principal presentation is to Victoria Street (on the south side), where a stepped entrance is located at the east end of the façade; the western presentation is to Cardigan Street, with the eastern presentation to Orr Street. The north side of the building is also highly visible, including from the north on Earl Street, and more generally from within the campus of RMIT buildings.

As noted, the south façade has been described as being ‘vigorously modelled’ with ‘innovative structural, pre-cast concrete panels with glazing set into rubber gaskets (rather than aluminium frames) for soundproofing’.¹³ This highly regular arrangement of concrete panels, or window grilles, is given added drama through being ‘wedged’ between two large and plain (largely expressionless) expanses of red brick, being the tall service tower at the east end, and the west elevation. A colonnaded loggia is located at ground floor level to the south façade, where the entrance is located; with the loggia set atop a high base (or stylobate) which is again in plain red brick. The base rises in height from east to west, following the grade of Victoria Street.

The north façade of Building 51 also shares the ‘vigorous modelling’ of pre-cast concrete panels, or window grilles, and is articulated into bays by three massive red brick pilasters (monumental service shafts) which corbel out from the building at first floor level to provide deep service ducts to the levels above. Rising through the full height of the building, the shafts are unornamented but incline away from the vertical at roof level, folding inwards to grip the roof in a bold sculptural gesture.

The next of the three buildings, Building 56, was constructed in [1976-1973-1974](#) and is also of reinforced concrete and red brick (see Figure 8, Figure 9, Figure 10 & Figure 12). It is located to the corner of Queensberry and Lygon streets, and has a largely rectilinear building plan. Its principal north façade is to Queensberry Street, its east elevation is to Lygon Street, with its west elevation to Little Cardigan Street. This building has six storeys, the bottom storey being a basement or below ground level that draws light from a lightwell with an open trabeated canopy above, on the north side (Figure 11). At pedestrian level, planters set in a plain face brick base to Queensberry Street largely conceal the lightwell and the basement spaces, providing both shade and a degree of seclusion. The stepped entrance rises through the brick base at the west end of the Queensberry Street façade.

The north façade to Building 56 is set within a thick face brick rectangular frame, with regular red brick and concrete vertical bays which contain recessed windows with concrete aprons. As noted, the building was reputedly the first of its type in Australia to set sheets of glass directly into a continuous frame, a glazing system which the architect, Kelly, had observed in operation in Boston.¹⁴ Behind the front northern bay is another larger red brick volume which is higher and wider – it extends further to the east and west - than the front bay. The brick east and west elevations are largely plain, save for vertical strips or bays of windows. The rear or south elevation of Building 56 has five massive red brick service shafts, generally in the form of those to the north elevation of the earlier Building 51. Windows are set between the service shafts.

The basement/below ground level extends from Building 56 to the south to Building 57. From Lygon Street, this level presents with a glazed roof or atrium over the space below (Figure 12).

The last, and most recent of the three buildings is Building 57, constructed of red face brick and concrete in [1983-1980-1982](#) (Figure 13, Figure 14 & Figure 15). To Lygon Street (east façade) it presents as a five storey building, with again a largely plain or expressionless brick wall, save for a central recessed window bay (of glazing and concrete), where the entrance is located at ground level and accessed via a red brick walled ramp. The profile of the east façade at the south end is sharply angled, or ‘jagged’, reflecting the tiered form of the concrete and glazed south elevation. The latter, which is largely devoid of the red face brick so prevalent elsewhere in this suite of buildings, has an address to O’Grady Courtyard (off O’Grady Place), with another ramped entrance to the building (constructed in concrete) located here.

The north elevation of Building 57 also has five massive red brick service shafts, again generally in the form of those to the south elevation of Building 56 and the north elevation of Building 51.

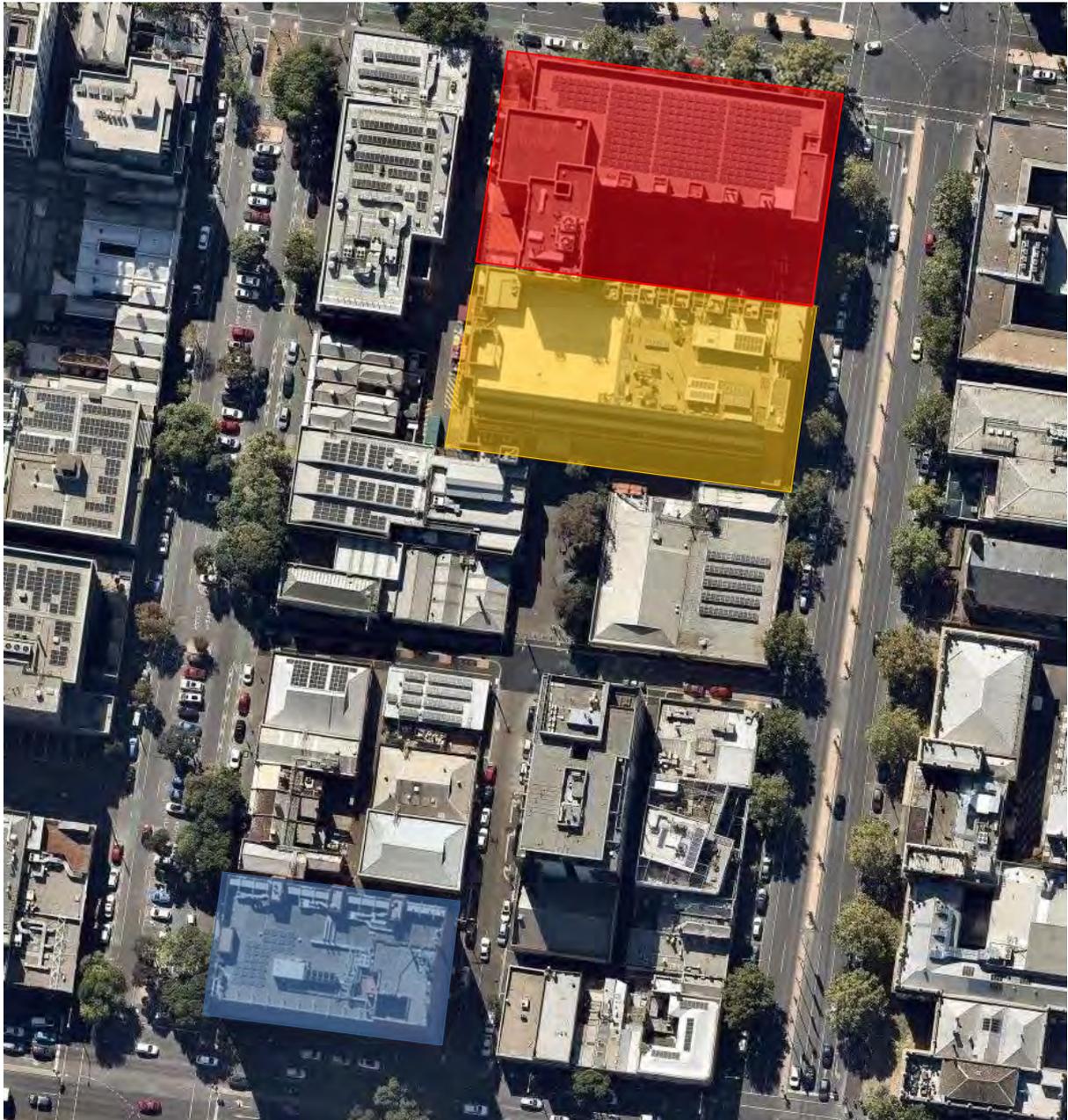


Figure 4 Aerial photograph with subject buildings indicated: Building 51 (blue), Building 56 (red) and Building 57 (yellow)
Source: Nearmap, February 2019



Figure 5 Building 51 as viewed from the corner of Victoria and Cardigan streets; the concrete façade faces south, with the service tower and stepped entry at the east end (right of image); the brick elevation at left faces west
Source: Lovell Chen



Figure 6 Detail of rear or north elevation of Building 51, with massive brick pilasters or shafts
Source: Lovell Chen



Figure 7 North side of Building 51, as seen from Earl Street
Source: Lovell Chen



Figure 8 Building 56, north façade, as seen from Queensberry Street; the entrance is via the steps at centre image
Source: Lovell Chen



Figure 9 Building 56, east elevation to Lygon Street, with the east elevation of Building 57 at left
Source: Lovell Chen



Figure 10 Building 56, west elevation to Little Cardigan Street; the west elevation of Building 57 is in the distance
Source: Lovell Chen



Figure 11 Building 56, north side, detail of lightwell to basement level below
Source: Lovell Chen



Figure 12 At right is the south elevation of Building 56; the glazed roof/atrium at centre image is over the basement level which connects Buildings 56 and 57; the north end of Building 57 is at left
Source: Lovell Chen



Figure 13 Building 57, east elevation; note entrance in recessed centre bay and the angled profile at the south end (left of image)
Source: Lovell Chen



Figure 14 South façade of Building 57, as seen from O'Grady Place, with concrete tiered levels and concrete entrance ramp
Source: Lovell Chen



Figure 15 Buildings 57 and 56, as seen from the south on Lygon Street; note the tiered form of the south elevation of Building 57 (at left)
Source: Lovell Chen

INTEGRITY

The three RMIT buildings are largely externally intact to their original state.

COMPARATIVE ANALYSIS

The three subject RMIT buildings were constructed over the period 197~~12~~ to 198~~23~~, under the authorship of the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. RMIT in this period formed a link with the practice, which continues to this day.¹⁵ Their later work (post-dating the subject buildings) included, in conjunction with Edmond and Corrigan, the much celebrated city campus RMIT Building 8 (1991-94, Figure 16).¹⁶

The practice was established by Robert Demaine in 1937, who was joined in 1943 by Arthur Russell and Ailsa Trundle, and in 1957 by Tony Armstrong and Lloyd Orton, both Haddon Scholarship winners. Trundle was one of the first women to be offered a named partnership in an architectural practice in Australia.¹⁷

Buildings designed by the firm leading up to the period of the subject buildings include BP House at 1-29 Albert Road, Melbourne (1962-4, HO319, Figure 17) a finely-worked design in precast concrete panels and face brick that curves gracefully in line with St Kilda Road; and the inward-curved MLC Tower at the south-west corner of Elizabeth and Collins streets (1973, Figure 18). These buildings have been described as being unusual for the time in revealing an 'interest in strong formal gestures' in combination with 'ornament and decorative relief', and further, that they demonstrate the practice's resolve to 'enrich' Modernism.¹⁸

Neil Clerehan observed that BP House was, together with Yuncken Freeman's Royal Insurance offices, the first substantial move back towards 'solidity' in large inner-city Melbourne buildings, after the tide of curtain-walling passed, first seen from 1953 onwards.¹⁹ The MLC Tower was completed roughly in parallel with RMIT's Building

51. The firm's RMIT work also paralleled their new buildings for Caulfield Technical College (c1973-5), now the Caulfield campus of Monash University. Caulfield's Art and Design workshop building (c 1972) is an example, as was the former library there, since given a new exterior and hall by John Wardle. These technical college buildings share some commonalities, including rough-surfaced pebble-textured window framing at a monumental thickness, bracketed between slab end walls and service 'pylons' (towers) expressed in crisply cut, vivid red brick.

The two brick masses at each end of Building 51 parallel those on Mockridge, Stahle and Mitchell's slightly later (1974) car park for the Royal Women's Hospital (recommended for a Heritage Overlay control, as part of this study, Figure 19). This design also featured two largely windowless brick service blocks – or 'pylons' - at each end of the building, with the carpark levels appearing as spans 'slung' between the pylons. Drawing on earlier influences, the 'cellular' form of the building's concrete window bays also recalls Le Corbusier's use of it on the Unite d'Habitation in Marseilles (1944-52, Figure 20).

Buildings 56 and 57 continue in an evolved form from Building 51, repeating the predominant materials of red brick and concrete. The former, on its north façade, employs a strong red brick rectangular frame. The thickness and spacing of the framing resemble the wing wall spacing between nineteenth-century terrace houses. Further, the thick gauge of each frame component was reflective of the 'solidity' marking Demaine projects from BP House onwards.

Phillip Goad describes the RMIT buildings as 'striking red-brick Brutalist' buildings.²⁰ Building 57 particularly displays its Brutalist influences. In its east façade to Lygon Street, the largely unrelieved and flat red brick masses give way, or part, in the centre to reveal a sudden change to the 'scooped' vertical window bay. The south end of the brick façade also has a sharp angle which gives the building a 'jagged' appearance, in responding to the tiered concrete form of the south façade behind the wall. Such sudden alternations, or changes in the building planes, are often associated with Brutalist massing.

Architect James Stirling's Cambridge History Faculty (1963-68, Figure 21)²¹ was widely admired in Australia, and his vivid red brick usage is seen in Building 57, as in Buildings 51 and 56. Building 57 additionally reflects, on its east facade, the changes in wall angle and profile seen in the earlier Cambridge building; and on its the south side, the terraced or tiered form also seen in the Cambridge building, albeit rendered in Carlton in Brutalist concrete rather than the glazed material of Stirling's design. Stirling also often designed for tertiary institutions.

Examples referred to above, including comparative examples comprise the following places:

- RMIT Building 8, 360 Swanston Street, Melbourne (1991-94, Figure 16)
- BP House, 1-29 Albert Road, Melbourne (1962-4, HO319, Figure 17)
- MLC Tower, 303 Collins Street, Melbourne (1973, Figure 18)
- Former Caulfield Technical College, now Monash University Caulfield Campus, 900 Dandenong Road, Caulfield East (c. 1973-5)
- Caulfield's Art and Design workshop building, Monash Art Design and Architecture building, Monash University, Caulfield Campus, 900 Dandenong Road, Caulfield East (c 1972)
- Royal Women's Hospital carpark (recommended for a Heritage Overlay control, as part of this study, Figure 19).
- Unite d'Habitation, 280 Boulevard Michelet, Marseilles, France (1944-52, Figure 20).
- Faculty of History, University of Cambridge, West Road, Cambridge, United Kingdom (1963-68, Figure 21)



Figure 16 RMIT Building 8
Source:
<http://architecture.rmit.edu.au/projects/rmit-building-8/>



Figure 17 BP House, HO319
Source:
<http://www.slv.vic.gov.au/pictoria/gid/slv-pic-aab80516>



Figure 18 MLC Tower
Source: Streetview



Figure 19 Royal Women's Hospital Carpark
Source: Lovell Chen



Figure 20 Unite d'Habitation, Marseilles
Source:
<http://architecturalmoleskine.blogspot.com/2011/10/le-corbusier-unite-dhabitation-in.html>



Figure 21 Cambridge History Faculty
Source: Biblioteca Cambridge

ASSESSMENT AGAINST CRITERIA

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

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The three RMIT buildings RMIT Buildings 51, 56 and 57, located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, are significant. The subject buildings are:

- Building 51 at 80-92 Victoria Street (1971-1972)
- Building 56 at 115 Queensberry Street (1976-1973-1974)
- Building 57 at 53 Lygon Street (1983-1980-1982)

HOW IT IS SIGNIFICANT

RMIT Buildings 51, 56 and 57, located in a block bounded by Queensberry, Lygon, Victoria and Cardigan streets, Carlton, are of local historical and aesthetic significance.

WHY IT IS SIGNIFICANT

~~Royal Melbourne Institute of Technology (RMIT) RMIT Buildings 51, 56 and 57 are of historical significance (Criterion A) for their association with and the ability to demonstrate the significant expansion of RMIT into Carlton from 1970. The buildings were constructed between 1972-1971 and 1983-1982 to designs by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice had earlier, in 1971, prepared a master plan for RMIT's expansion into Carlton, at a time when the institute was experiencing significant growth in student numbers and course offerings, and Buildings 51, 56 and 57 are significant in demonstrating the partial implementation of that master plan. RMIT embarked on its Carlton building plan in earnest from 1970, after the Victorian government set aside properties for the institute's development at the southern end of the suburb. The block in which the subject buildings are located was situated immediately to the north of the city campus, and also in close proximity to Trades Hall with which the institute, originally the Working Men's College founded in 1887, had long had an association.~~

RMIT Buildings 51, 56 and 57 are also of aesthetic significance (Criterion E). The architects, Demaine, are a highly regarded Melbourne-based architectural practice, with a comprehensive and diverse portfolio of work including hospital, institutional, corporate and educational projects. Although their master plan for the Carlton campus was never fully realised, the three subject buildings, and their tertiary uses, were largely anticipated in the plan. This included their substantial footprints and overall massing, and notably their distinctive and monumental brick service shafts to the rear elevations. Aesthetically, the three buildings form a largely cohesive group, unified in the use of large-scale (monumental) red brick volumes; huge expanses of plain red brick walling; recessed vertical window bays or, alternatively in the earlier building, regular arrangements of concrete window grilles; concrete detailing often expressed as a rough pebble-textured finish; and the striking service shafts with their corbelled forms.

While they are of a group, the three buildings are also individually distinguished, with each demonstrating different architectural references and specific influences, including some Brutalist influences. Building 51 shares commonalities with other Demaine tertiary buildings of the general period, including the rough-surfaced pebble-textured window panels bracketed between brick end walls and service towers; and the 'cellular' form of the window grilles which recalls Le Corbusier's earlier work. Building 56 on its north façade employs a thick red brick rectangular frame, reflective of the 'solidity' which marked Demaine projects from the 1960s onwards, which was in turn a reaction to the earlier predominance of curtain walling. Building 56 is also distinguished by its incorporation of a basement level and lightwell to the north side, which is largely concealed from Queensberry Street; and by its innovative continuous window framing system. Building 57 is the more overtly Brutalist of the three, seen in the angled ('jagged') form of the east façade to Lygon Street, and its sudden central break which reveals a 'scooped' vertical window bay. The tiered concrete form and concrete entrance ramp of the south elevation also draw strongly on Brutalist influences.

More broadly, the buildings are of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb. The three buildings are also significant as large and robust forms, which dominate their contexts, and draw attention to RMIT's presence in this area of Carlton.

RECOMMENDATIONS

The three buildings are recommended to be added to the Heritage Overlay as a serial listing, with the Schedule as follows.

MELBOURNE PLANNING SCHEME

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

REFERENCES

See endnotes.

PREVIOUS STUDIES

Not identified in any previous studies.

ENDNOTES

- 1 *The Argus*, 17 May 1882, p. 10.
- 2 Joe Rich, 'RMIT University', eMelbourne, Encyclopedia of Melbourne, <http://www.emelbourne.net.au/biogs/EM00767b.htm>, accessed 29 January 2019.
- 3 'History of RMIT', <https://www.rmit.edu.au/about/our-heritage/history-of-rmit>.
- 4 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 64.
- 5 Joe Rich, 'RMIT University', eMelbourne, Encyclopedia of Melbourne.
- 6 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, pp. 92-3.
- 7 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 93.
- 8 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 93.
- 9 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 96.
- 10 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 98.
- 11 <https://www.rmit.edu.au/maps/melbourne-city-campus/building-51>, accessed 26 May 2019.
- 12 <https://www.rmit.edu.au/maps/melbourne-city-campus/building-56>, and <https://www.rmit.edu.au/maps/melbourne-city-campus/building-57>, accessed 26 May 2019.
- 13 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 96.
- 14 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, p. 98.
- 15 Philip Goad, 'Demaine, Russell, Trundle, Armstrong and Orton', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 199-200.
- 16 Conrad Hamann, *Cities of Hope Remembered: Australian Architecture by Edmond and Corrigan 1962-2012*, Thames and Hudson, Melbourne, 2012, pp. 16-41; Leon van Schaik (ed., contrib.), *Building 8: Edmond and Corrigan at RMIT*, Transition, Melbourne, 1995, 3 vols.
- 17 Philip Goad, 'Demaine, Russell, Trundle, Armstrong and Orton', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 199-200.
- 18 Philip Goad, 'Demaine, Russell, Trundle, Armstrong and Orton', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, pp. 199-200.

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- 19 Neil Clerehan, 'The Contemporary City', Introduction, in Philip Goad (ed., contrib.), *Melbourne Architecture*, Watermark, Sydney, 1999, p.176.
- 20 Philip Goad, 'Demaine, Russell, Trundle, Armstrong and Orton', in Philip Goad and Julie Willis (eds., contrib.), *The Encyclopedia of Australian Architecture*, Cambridge, Melbourne, 2011, p. 199.
- 21 Cambridge University: Faculty of History: The Building, via <https://www.hist.cam.ac.uk/directory/building>, viewed 17 April 2019.

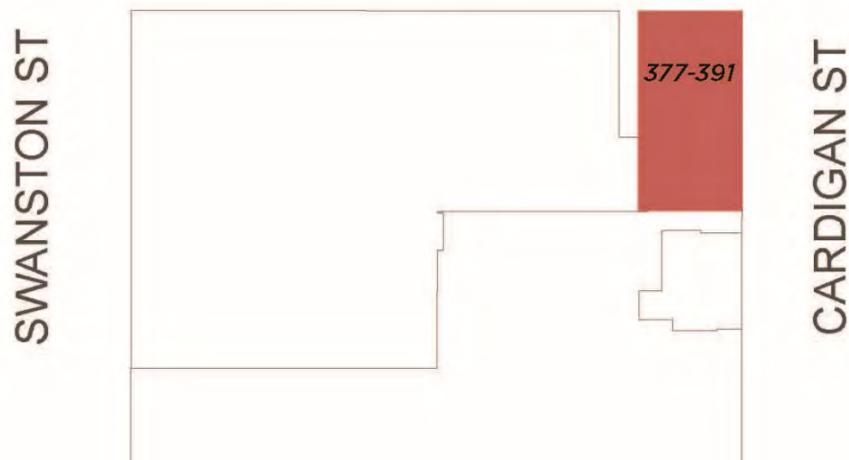
ATTACHMENT D STATEMENTS OF SIGNIFICANCE FOR PLACES IN HO1

- Clyde Hotel, 385 Cardigan Street
- ~~1880s-Victorian~~ villa ~~with rear 1980s art gallery~~ and Deutscher Fine Art Gallery addition, 68 Drummond Street
- San Marco Social Club (former 1880s dance hall/Monash House), 149-151 Canning Street
- ~~Historic~~ Carlton Squares ~~-(Argyle Square, Lincoln Square, Macarthur Square, Murchison Square~~ and ~~University Square)~~, ~~Carlton~~

SITE NAME	CLYDE HOTEL
STREET ADDRESS	377-391 CARDIGAN STREET, CARLTON, VIC 3053
PROPERTY ID	101613



ELGIN ST



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE

C

HERITAGE OVERLAY

HO1

PROPOSED CATEGORY

SIGNIFICANT

PLACE TYPE

HOTEL

**DESIGNER / ARCHITECT
/ ARTIST:**

JOY & MCINTYRE

BUILDER:

A CLISSOD

DESIGN PERIOD:INTERWAR PERIOD
(C.1919-C.1940)**DATE OF CREATION /
MAJOR CONSTRUCTION:**

1923 & 1940

Recommendation: Upgrade from a contributory place to a significant place within the Carlton Precinct HO1.

Extent of overlay:

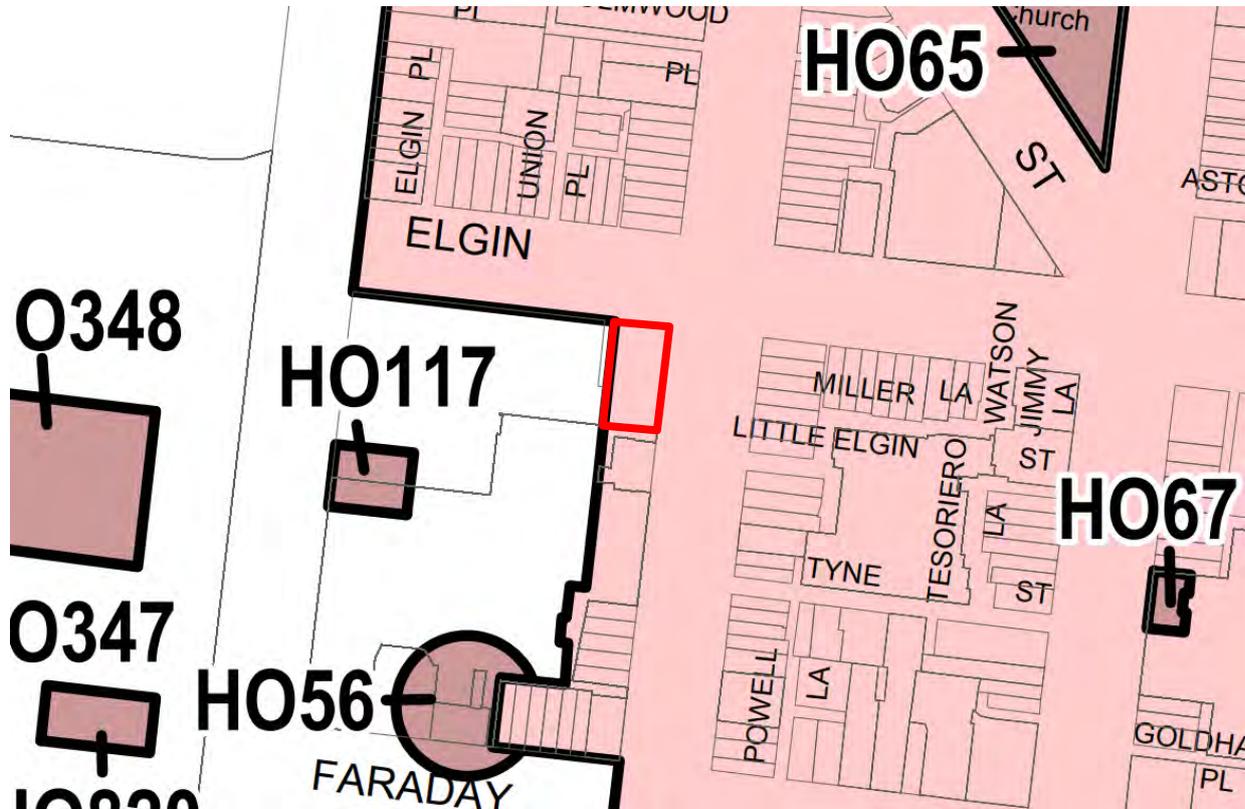


Figure 1 The extent of overlay currently included in the Carlton Precinct HO1, as indicated by the red line
Source: Melbourne Planning Scheme

SITE HISTORY

The site on which the Clyde Hotel is located, at 377-391 Cardigan Street, Carlton, was originally part of Crown allotment 13, section 40, in the parish of Jika Jika, county of Bourke. In 1865, the site at the corner of Cardigan and Elgin streets was listed in the *Sands & McDougall directory* as vacant land.¹ The following year, a hotel owned by John Graham occupied the site.² In March 1865, a tender notice was published in the *Argus* newspaper calling for tenders for the erection of 'a hotel, shop & two dwelling houses' at the corner site. The architect was listed as John Flannagan.³ As with many larger nineteenth century hotels, the Clyde Hotel offered both refreshment and accommodation. One notice in the *Argus* in 1869 advertised a vacancy for the:

[f]ront bedroom, healthy position, board optional ... private entrance.⁴

The hotel can be seen in the Melbourne and Metropolitan Board of Works (MMBW) plans of the 1890s (Figure 2, Figure 3). These plans show that the hotel building was then smaller, and the present hotel site also comprised two brick houses (south of the hotel) fronting Cardigan Street. Two houses were identified in the 1865 building application plan, although it is unclear if the shop was also constructed. The site's western elevation bordered a lane.

Under the ownership of Osmond Smith, the hotel underwent two programmes of major change: in 1923 and again in 1940. The interwar redevelopment was in the context of stricter controls and standards for hotel buildings arising from the Licensing Control Board's establishment in the early twentieth century. In 1923, an application was made to the City of Melbourne for reconstructing the hotel, with works valued at £3,000.⁵ The

reconstructed hotel was designed by architects Joy & McIntyre, and extended the hotel building to the south, to the site on Cardigan Street where the two brick houses had previously been located. It is not known if any of the earlier hotel was retained with these works. As can be seen on architectural drawings prepared by the architect, the new hotel building (Figure 4, Figure 5) had large arched windows at ground floor and slender rectilinear windows at first floor, both with what appears to be leadlight glazing; roughcast render; a high stepped parapet to both street elevations, with pedimented 'The Clyde Hotel' signage panels; a chamfered corner entrance and additional entrances to both street elevations. The hotel retained accommodation, with seven bedrooms upstairs, as well as bar, 'commercial room', staff accommodation, dining room, parlour and sitting room at ground level. The contractor for the works was A Clissod.

Interestingly, in 1940, Osmond Smith again undertook works to the Clyde Hotel, with Robert H McIntyre once again preparing the new design (Figure 6). An application was made to the City of Melbourne for alterations and additions to the building, with works valued at £3,300.⁶ The main internal change was to the ground floor, with the public bar expanded, and new ladies parlour created with the roofing over of the rear yard. Externally, Moderne detailing and finishes were added, with the presentation of the hotel updated. The roughcast render was replaced with a smooth render and string course detailing was added at first floor level; the window openings were retained but the glazing was simplified; the parapet form was modified, with the stepped profile flattened out and the signage panels removed; and new 'CLYDE HOTEL' signage was added to both street elevations (Figure 7). Additional entries were also created on both elevations. Further alterations were undertaken in the early 1970s, which comprised the addition of the single storey extension to the south on Cardigan Street.⁷ More recently, the exterior of the building appears to have been refurbished, but otherwise presents in much the same form and expression as it did following the 1940s works.

The Clyde Hotel continues to operate as a licensed hotel.

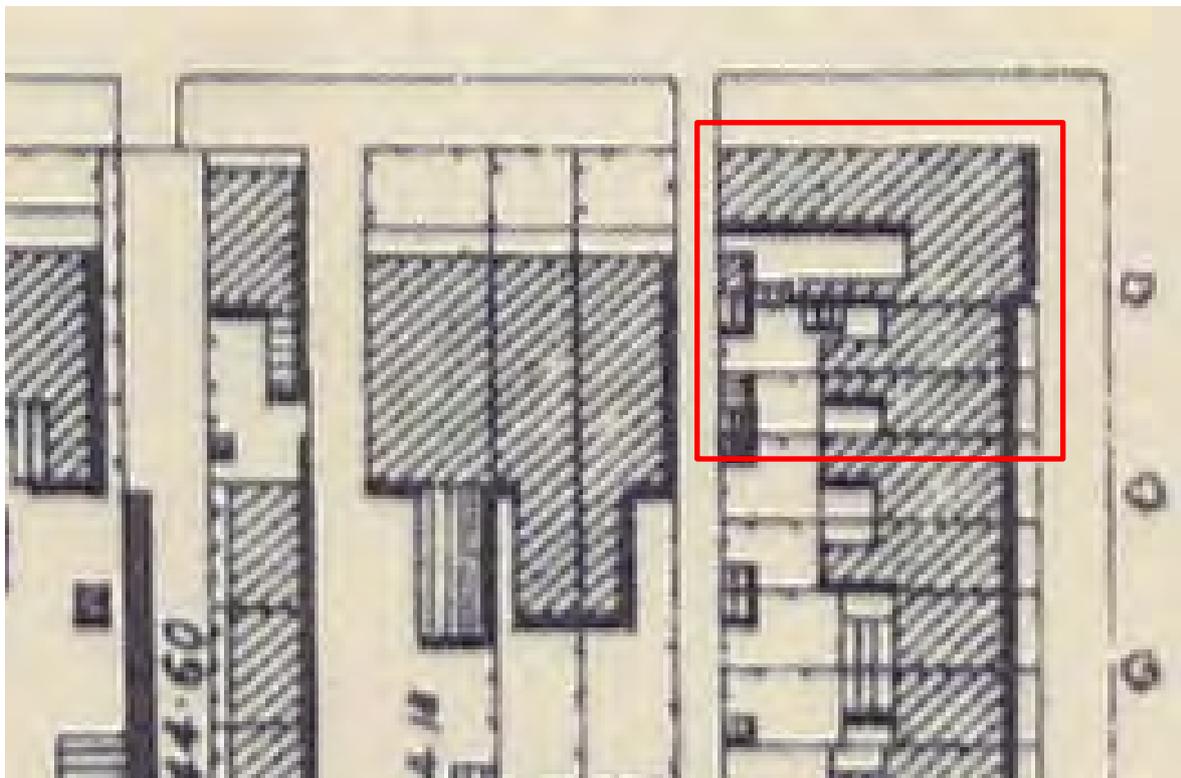


Figure 2 1896 plan of the subject site, as indicated in red

Source: Melbourne and Metropolitan Board of Works, 'City of Melbourne', 30, 60:1, State Library of Victoria

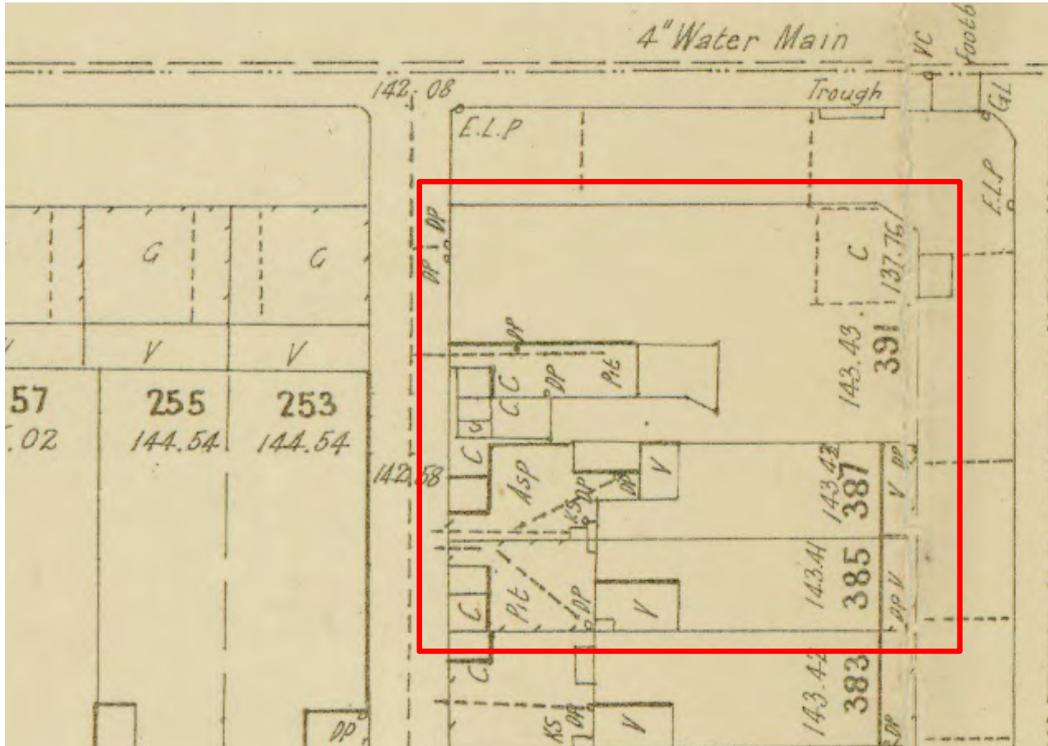


Figure 3 MMBW detail plan no. 1171, 1897, with hotel and houses in subject site indicated
Source: State Library of Victoria

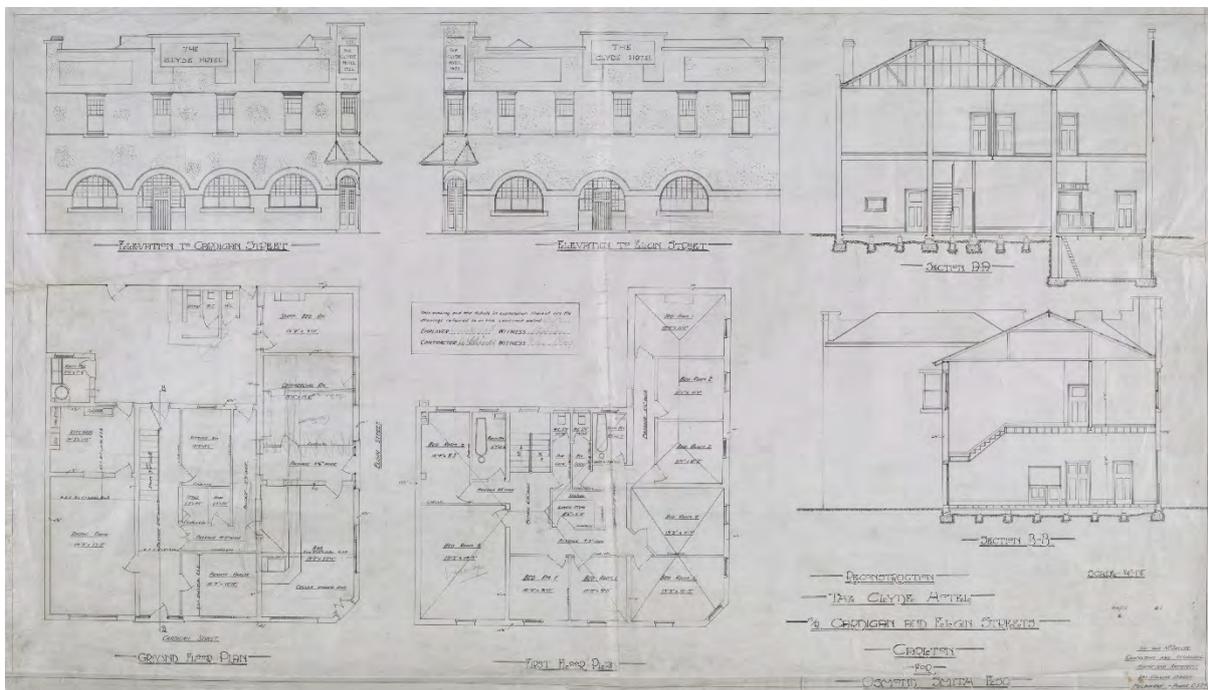


Figure 4 Plans for the reconstructed Clyde Hotel, designed by architects Joy & McIntyre, 1923
Source: Joy & McIntyre, architects, LTAD195/13/1, State Library of Victoria



Figure 5 Detail of 1923 plan of reconstructed Clyde Hotel, showing Cardigan Street elevation
 Source: Joy & McIntyre, architects, LTAD195/13/1, State Library of Victoria

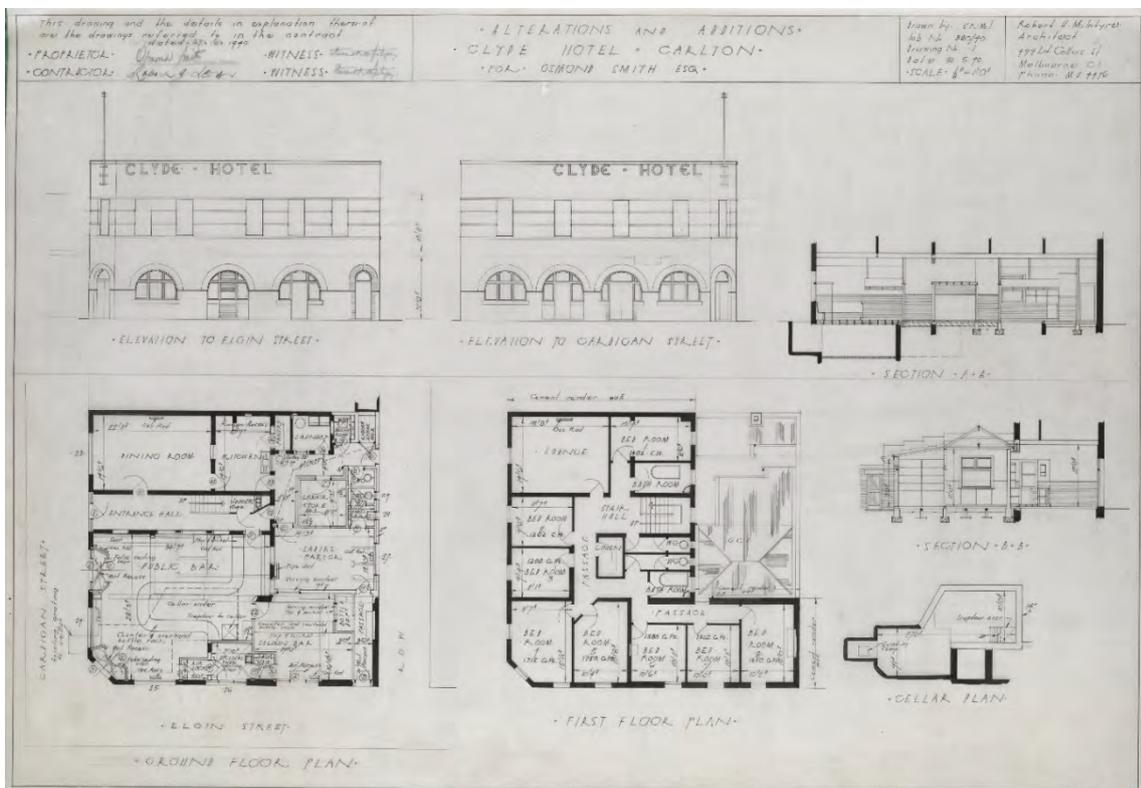


Figure 6 Plan of 1940 renovation works to the Clyde Hotel, designed by Robert H McIntyre
 Source: LTAD195/13/2, Robert H McIntyre, State Library of Victoria

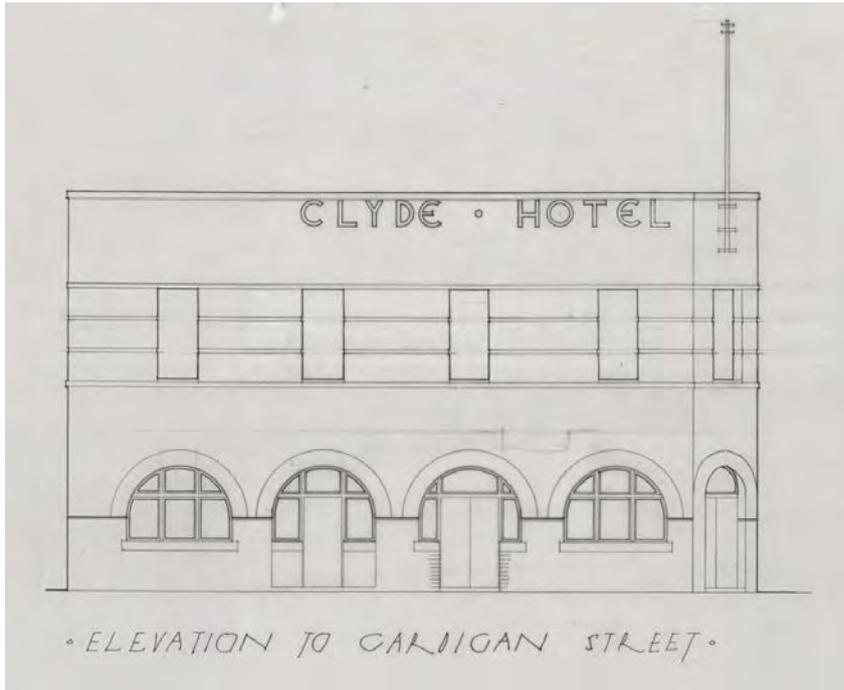


Figure 7 Detail of plan of 1940 renovation works to the Clyde Hotel, designed by Robert H McIntyre
Source: LTAD195/13/2, Robert H McIntyre, State Library of Victoria

SITE DESCRIPTION

The Clyde Hotel is a substantial hotel building, located at the south-west corner of Cardigan and Elgin streets, in Carlton. It is a rendered masonry building of two-storey height, with a high parapet and chamfered corner entrance, and additional entries to the street elevations. Its current presentation is largely consistent with the form and expression of the building following a Moderne makeover of 1940. The hotel has a smooth render finish, with string course detailing to the upper level; and a tiled dado to the ground floor. Large arched windows and openings are set within the dado, and extend above it with their arched form emphasised by rendered mouldings and brick surrounds. Slender and simply detailed rectilinear windows are at first floor level. The parapet is high and flat, and also simply detailed as per the Moderne expression. 'CLYDE HOTEL' signage is prominent in the parapet to both street elevations. There is a single storey extension and covered beer garden to the south on Cardigan Street, and a large roof deck set behind (in part) the high parapet.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The Clyde Hotel, at 377-391 Cardigan Street, Carlton is significant in the Carlton Precinct HO1.

HOW IT IS SIGNIFICANT

The Clyde Hotel, at 377-391 Cardigan Street, Carlton is of local historical and aesthetic significance in the Carlton Precinct HO1.

WHY IT IS SIGNIFICANT

The Clyde Hotel is of historical significance (Criterion A) in the Carlton Precinct HO1. While the current building dates from 1923, with a 1940 makeover, the first hotel began operating on this site in c.1866, under the ownership of John Graham. In the interwar period, under owner Osmond Smith, the hotel underwent two programmes of major change: in 1923 and again in 1940. These interwar redevelopments were reflective of

stricter controls and standards for hotel licenses and buildings, following the establishment in the early twentieth century of the Licensing Control Board. The retention and upgrading of the hotel, over some 150 years, is also testament to its viability and popularity, the latter linked to its proximity to the University of Melbourne and Carlton's student population.

The Clyde Hotel is also of aesthetic significance (Criterion E) in the Carlton Precinct HO1. It is a substantial and prominently located corner hotel, and in the tradition of such hotels it has a chamfered corner entrance and two architecturally detailed streetscape elevations. The current form and expression of the building reflects a Moderne makeover of 1940; and while interwar makeovers were common with inner suburban hotels in Melbourne, the works to the Clyde Hotel were particularly well resolved. The exterior of the building also remains largely intact to this late interwar refurbishment, with elements of note including the smooth render finish with string course detailing to the upper level; tiled dado to the ground floor; large arched windows and openings at ground floor with their form emphasised by rendered mouldings and brick surrounds; slender and simply detailed rectilinear windows at first floor level; and the high and flat parapet with 'CLYDE HOTEL' signage.

REFERENCES

See endnotes.

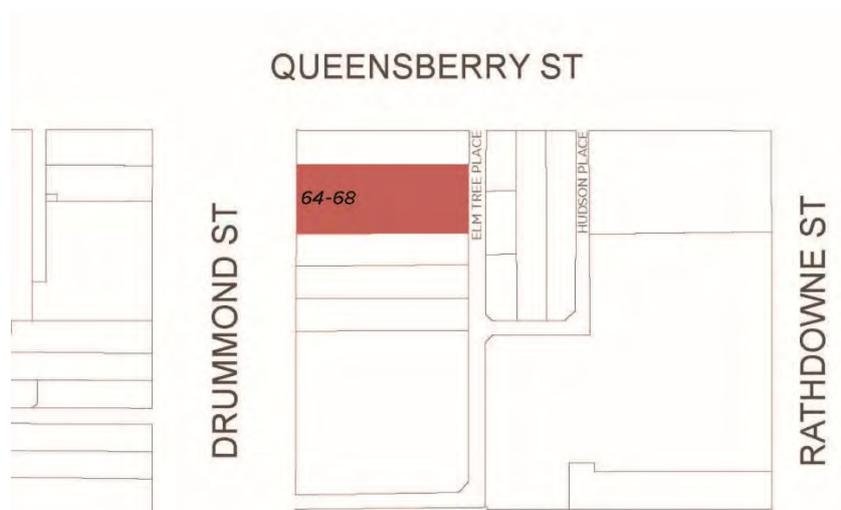
ENDNOTES

- 1 *Sands and McDougall Melbourne Directory*, 1865, p. 68, State Library of Victoria.
- 2 <https://www.theclydehotel.com.au/clyde-history/>
- 3 *Argus*, 18 March 1865, p. 3, via Miles Lewis Australian Architectural Index, record no. 27172, <http://www.mileslewis.net/australian-architectural/index.html>, accessed 15 January 2018.
- 4 *Argus*, 21 April 1869, p. 8.
- 5 City of Melbourne, Building Application Index, 389-391 Cardigan Street, Carlton, BA 5552, 12 September 1923, Public Record Office Victoria, via www.ancestry.com.au, accessed 16 January 2019.
- 6 City of Melbourne, Building Application Index, 389-391 Cardigan Street, Carlton, BA 21371, 36 June 1940, Public Record Office Victoria, via www.ancestry.com.au, accessed 16 January 2019.
- 7 City of Melbourne, Building Application Index, 389-391 Cardigan Street, Carlton, BA 72793, 24 March 1972, Public Record Office Victoria, via www.ancestry.com.au, accessed 16 January 2019.

SITE NAME VICTORIAN VILLA AND DEUTSCHER FINE ART GALLERY ADDITION

STREET ADDRESS 64-68 DRUMMOND STREET, CARLTON, VIC 3053

PROPERTY ID 102769



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE C (VICTORIAN VILLA)

HERITAGE OVERLAY HO1

PROPOSED CATEGORY SIGNIFICANT

PLACE TYPE VICTORIAN VILLA & ART GALLERY

DESIGNER / ARCHITECT / ARTIST: TWENTYMAN & ASKEW, NONDA KATSALIDIS

BUILDER: N/A

DESIGN PERIOD: LATE TWENTIETH CENTURY (1965-2000)

DATE OF CREATION / MAJOR CONSTRUCTION: 1884, 1985-88

Recommendation: Include the 1980s extension as a significant element within the HO1 precinct.

Extent of overlay:

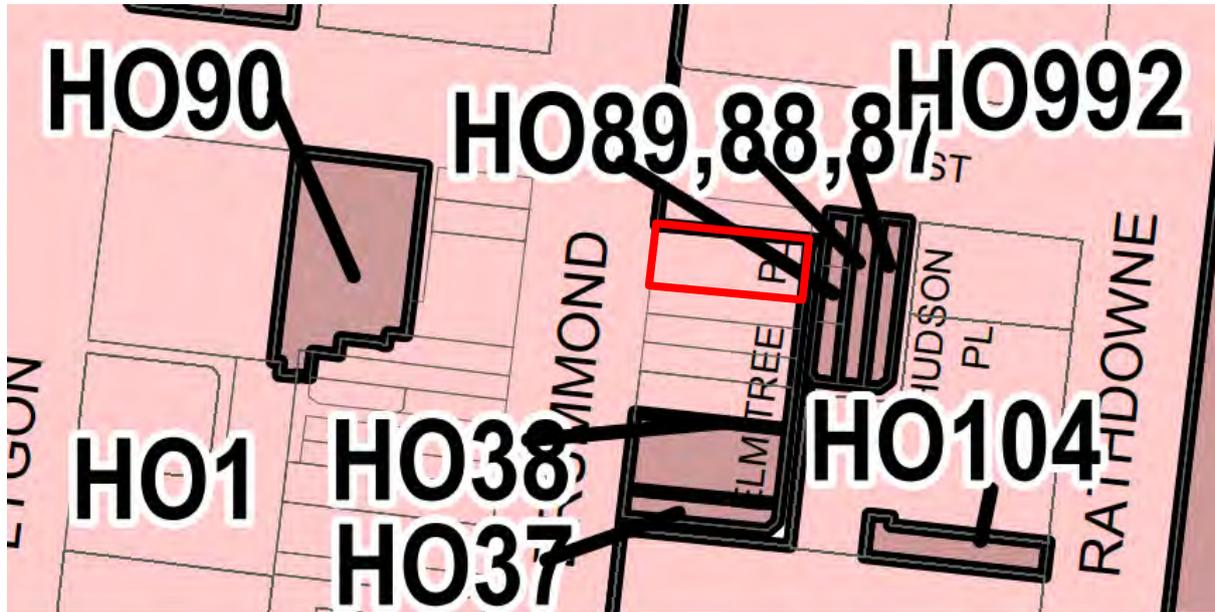


Figure 1 The extent of overlay currently included in the Carlton Precinct HO1, as indicated by the red line
Source: Melbourne Planning Scheme

SITE HISTORY

The site at 64-68 Drummond Street, Carlton was part of the 1856 Crown land grant to the Wesley Church, of eight allotments at the northern end of the section bound by Drummond, Queensberry, Rathdowne and Victoria streets. The site was developed by the Wesleyans to comprise a church and immigrants' home.¹ After the Wesleyan Church disposed of the land in the early 1880s, it was redeveloped for residential purposes. The subject residence at 64-68 Drummond Street was subsequently built for William E Adcock, a journalist and businessman, whose businesses interests in Adcock Bros was the subject of much legal proceedings during the late nineteenth century.²

By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. With the construction of the Royal Exhibition Building and development of Carlton Gardens, the main thoroughfares in the south, including Drummond Street, attracted more affluent middle-class development, including larger houses such as the subject dwelling, and many of its neighbours.

The substantial double-fronted two-storey residence was designed by architects Twentyman & Askew, and completed by 1884.³ Twentyman & Askew were highly regarded architects of the late nineteenth century, and have been described as particularly flourishing in the '1880s land boom decade' when they were a popular choice for the design of 'suburban mansions and villas'.⁴ The property can be seen on the Melbourne and Metropolitan Board of Works (MMBW) plan of 1896, with a front garden, side and rear yards, with the house comprising a double-height canted bay window to the front, and a rear wing on the south-east of the property (Figure 2). In the 1920s, the house was converted by the Salvation Army into a women's hostel, known as Hope Hall.⁵ This use continued into the 1960s.⁶

In the 1980s, the building in part became the Deutscher Fine Art Gallery, when the owner was art dealer, Chris Deutscher. The original rear wing on the south-east was demolished, and in 1985-88 on the eastern half of the site a large gallery addition was constructed, designed by Nonda Katsalidis of Katsalidis Pty Ltd.

Nonda Katsalidis had graduated in architecture from the University of Melbourne in 1976, and from 1979 to 1983 he was in sole practice, before forming Katsalidis & Partners in 1984. The art gallery addition was designed and built in this period, before 1988; after that time Katsalidis was involved in several practices before forming Nation Fender Katsalidis with Robert Nation and Karl Fender in 1996. That practice, which Robert Nation left in 2003, went on to become one of Australia's pre-eminent and most awarded architectural firms.⁷

The gallery addition comprised a garage, library, office and storage area on the ground floor and family, dining and living rooms on the upper level, as well as a kitchen, outdoor terrace and pool. A glass enclosed internal courtyard with a pond was conceived as the focus of the new structure and extended over both floors.⁸ The addition won both the 1988 Victorian Architectural Medal, and the Merit Award for Residential: Alterations & Extensions.⁹ Following the closure of the gallery, the building was occupied as offices.

Compositionally, the gallery addition was well regarded for its simple plan form and deliberate contrast to the Victorian dwelling. The unashamedly internal focus of the addition was praised, as was its overt urbanism and 'defensive attitude to its neighbours' including completely surrounding itself with two storey walls. The internal focus was attributed to Katsalidis pursuing 'a particularly urban pursuit' whereby the building did not seek to 'establish communion' with the landscape. Rather, the 'landscape' was internal and focused on the glass-lined courtyard and the sequencing of rooms around it. The addition was also praised for its layering of materials and selective use of strong colour.¹⁰

The addition explored a number of Postmodern themes. It was concerned with planes, sculptural forms, colour and abstraction with materials, used in an overtly decorative manner. Postmodern architecture had emerged in the 1960s as a reaction against the austerity, formality and lack of variety of modern architecture. In Italy, the movement was led by architect Aldo Rossi, who criticised the rebuilding of Italian cities and buildings in the Modernist style. Aldo Rossi's unfinished San Cataldo Cemetery in Modena, Italy, of 1971, is considered one of the first and most important of the Postmodern buildings.¹¹ It clearly appears to have provided some impetus for the Katsalidis design, as per Figure 3.

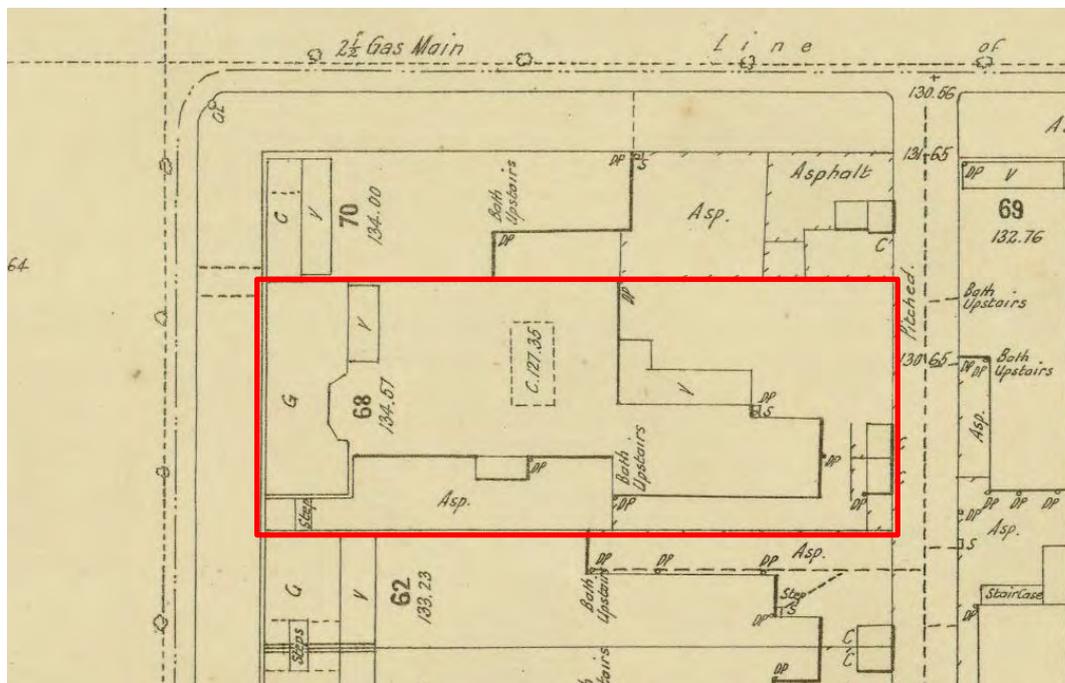


Figure 2 MMBW detail plan no. 1181, 1896, with subject property indicated
Source: State Library of Victoria



Figure 3 Ossuary cube in the courtyard of San Cataldo Cemetery
Source: <https://www.dezeen.com/2015/07/30/san-cataldo-cemetery-modena-italy-aldo-rossi-postmodernism/>; photograph by Diego Terna

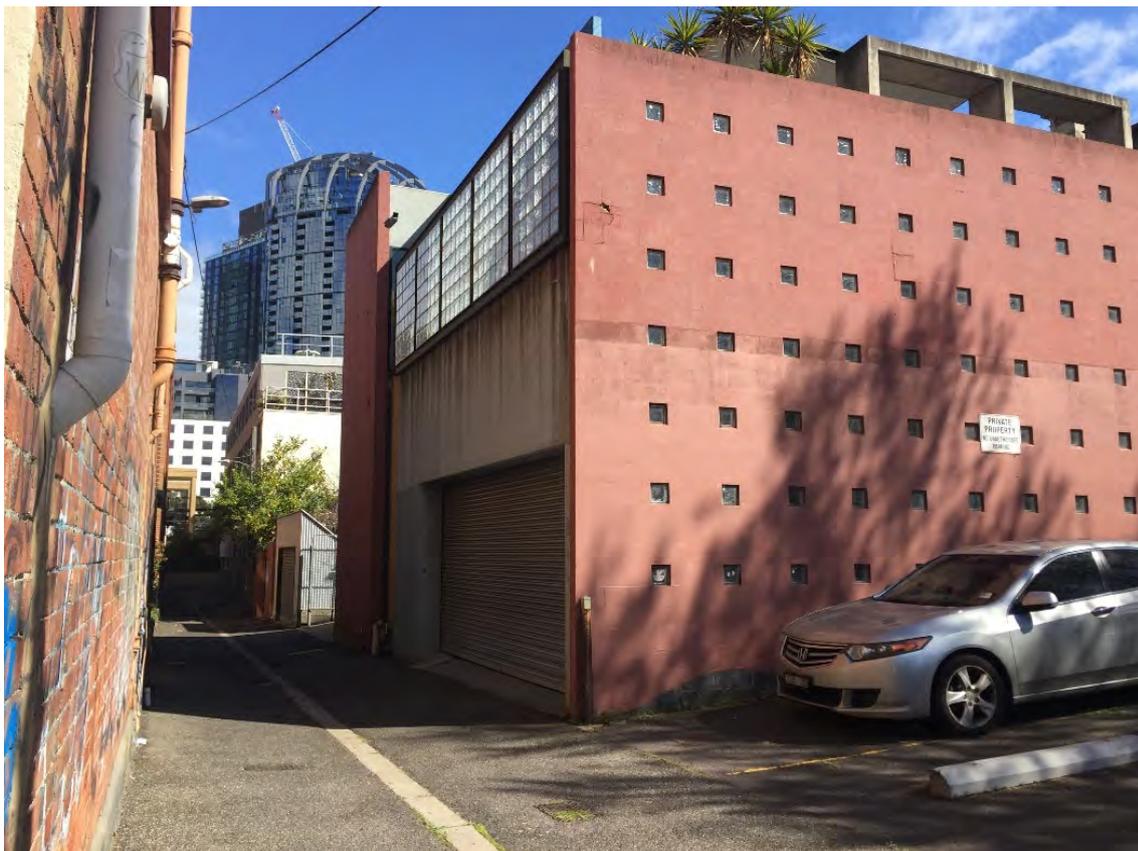


Figure 4 Looking south along rear lane, with the 'perforated' Queensberry Street elevation at right
Source: Lovell Chen



Figure 5 Victorian villa, 64-68 Drummond Street, Carlton

SITE DESCRIPTION

The subject property comprises a substantial asymmetrical two-storey Victorian villa, constructed in 1884 (Figure 5). The villa is finished in rendered masonry with Italianate detailing and is notable for its bold massing. The dwelling incorporates a projecting double-height canted window bay to the southern side of the façade, wide eaves on grouped brackets and a two storey verandah. On the eastern side of the property, where the original rear wing was demolished in the mid-1980s, is a large extension designed to incorporate both living/residential and art gallery-related spaces. The external face which is most visible is that to Queensberry Street (north wall of the extension), albeit visible behind a small undeveloped car parking area; and is of two-storey scale and of red ochre masonry perforated with a regular grid of square openings. The eastern wall, to the right of way, is also of masonry with a double garage door and an upper level of glass bricks. Other visible original elements of the extension include concrete framing and an inverted cantilevered roof over part of the top level.



Figure 6 Photographs by Scott Frances of the extension at the rear of 64-68 Drummond Street. The top images depict the addition's north elevation and living room and the bottom images, the internal courtyard

Source: Graham Jahn, *Contemporary Australian Architecture*, G+B Arts International, East Roseville, 1994, p. 178

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The ~~1880s Victorian villa and 1980s art gallery addition~~ Victorian Villa and Deutscher Fine Art Gallery Addition, at 64-68 Drummond Street, Carlton, is significant in the Carlton Precinct HO1.

HOW IT IS SIGNIFICANT

The ~~Victorian Villa and Deutscher Fine Art Gallery Addition~~ 1880s Victorian villa and 1980s art gallery addition, at 64-68 Drummond Street, Carlton, is of local historical and aesthetic significance in the Carlton Precinct HO1.

WHY IT IS SIGNIFICANT

The 1880s villa, as a substantial double-fronted two-storey Victorian dwelling constructed in 1884, is of historical significance in the Carlton Precinct HO1 (Criterion A). It is associated with the 1880s Boom in Carlton, and was constructed in an area of Drummond Street in the southern part of Carlton, which from this time – and coincidental with the development of the nearby and prestigious Royal Exhibition Building and Carlton Gardens – attracted grander and more substantial residences. The 1880s building, and its 1980s art gallery addition, is also of aesthetic significance in the Carlton Precinct HO1 (Criterion E). The Victorian villa presents as a largely externally intact dwelling to Drummond Street, enhanced by its prominent and projecting double-height canted window bay and Italianate detailing. The dwelling is one of the ‘suburban mansions and villas’ designed by noted architects of the 1880s Boom, Twentymen & Askew; and is located in an intact section of Drummond Street celebrated for its collection of grand and intact Victorian dwellings.

Some 100 years after its construction, and under the ownership of art dealer, Chris Deutscher, the rear wing of the villa was demolished to make way for an addition, with the property becoming in part the Deutscher Fine Art Gallery. Constructed in 1985-88 to a design by the now renowned architect Nonda Katsalidis, and within ten years of his graduation from the University of Melbourne, the extension won both the 1988 Victorian Architectural Medal, and the Merit Award for Residential: Alterations & Extensions. It explored a number of Postmodern themes using planes, sculptural forms, colour and abstraction with materials in an overtly decorative manner. The unashamedly internal focus of the building was also praised, as was its overt urbanism and ‘defensive attitude to its neighbours’. Aesthetically and architecturally, the two property components – combining the 1880s villa and the 1980s extension – present contrasting faces to their respective streets. However, the Victorian villa is very much within the distinguished Drummond Street oeuvre, while the modern art gallery addition speaks, with a voice that is unique in the local area, more boldly to Queensberry Street, albeit over an undeveloped car parking area on its north side.

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See endnotes.

ENDNOTES

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 - 2 E. M. Finlay, ‘Adcock, William Eddrup (1846–1931)’, *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/adcock-william-eddrup-4972/text8253>, published first in hardcopy 1979, accessed online 19 February 2019.
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 - 6 *Sands & McDougall directory*, 1965.
 - 7 Phillip Goad, ‘Katsalidis, Nonda’, in P Goad & J Willis (eds), *The Encyclopedia of Australian Architecture*, 2012, pp. 378-9.
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- ⁹ Phillip Goad, *Judging Architecture: Issues, Divisions, Triumphs: Victorian Architecture Awards 1929-2003*, Royal Australian Institute of Architects, Victorian Chapter, Melbourne, 2003, p. 298.
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- ¹¹ [tps://www.dezeen.com/2015/07/30/san-cataldo-cemetery-modena-italy-aldo-rossi-postmodernism/](https://www.dezeen.com/2015/07/30/san-cataldo-cemetery-modena-italy-aldo-rossi-postmodernism/)

SITE NAME	SAN MARCO IN LAMIS SOCIAL CLUB
STREET ADDRESS	149-151 CANNING STREET, CARLTON, VIC 3053
PROPERTY ID	101427



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE

C

HERITAGE OVERLAY

HO1

PROPOSED CATEGORY

SIGNIFICANT

PLACE TYPE

HALL

DESIGNER / ARCHITECT
/ ARTIST:H W & F B
TOMPKINS (1924)

BUILDER:

DENTON &
HEARNDEN

DESIGN PERIOD:

VICTORIAN PERIOD
(1851-1901)DATE OF CREATION /
MAJOR CONSTRUCTION:1885-86,
ALTERATIONS 1924

Recommendation: Upgrade from a contributory place to a significant place within the HO1 precinct.

Extent of overlay:

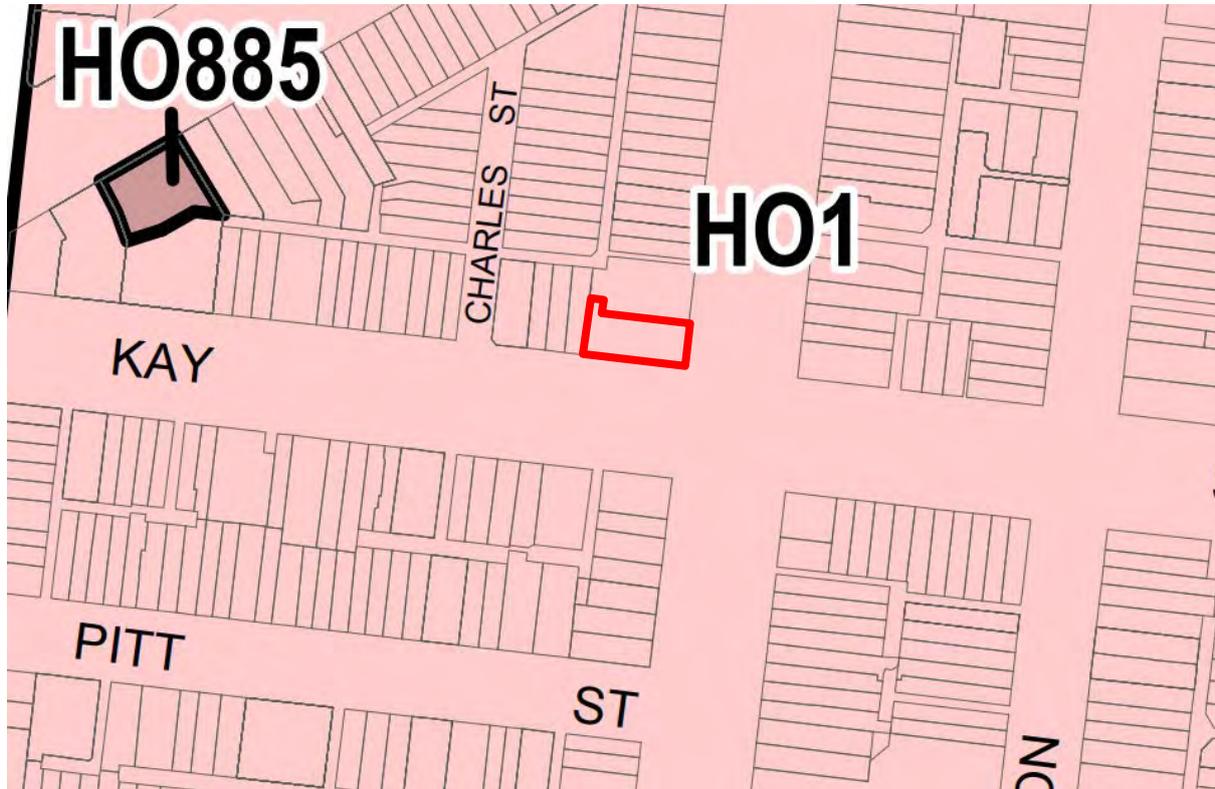


Figure 1 The extent of overlay currently included in the Carlton Precinct HO1, as indicated by the red line
Source: Melbourne Planning Scheme

SITE HISTORY

The hall, known as the San Marco in Lamis Social Club, is located at the north-west corner of Kay and Canning streets. Following its construction in 1885-86, it became a focus for socialising and meeting in Carlton, for different community groups.

An Oddfellows Hall was established on the site by late 1878, with the Loyal Prince Arthur Lodge relocating to the hall in November 1878.¹ The hall's owner, John Curtis, held dance classes as well as dance nights every Wednesday, Thursday and Friday.² Curtis was also the secretary of the Athenaeum Club for 30 years, and was described as 'a man of great culture'.³ In 1885-86, a new hall known as Fernshawe House was constructed for Curtis on the site. It accommodated a dancing academy and factory, and opened in April 1886. The new hall was built by Denton & Hearnden of Princes Hill, and the architect is unknown.⁴ The *Fitzroy City Press* reported on its opening:

Mr Curtis ... celebrated the opening of his new academy in Canning Street, Carlton, by a grand ball and supper ... the exterior portion of the building does not present a very imposing appearance, but the interior is a very model of excellent, with its statues, large mirrors and numerous lamps ... Ante, clock and retiring rooms are provided, also a fernery...⁵

A description of a ball held in 1886 revealed the popularity of the events: dancing continued into the following morning, with the band playing the last dance just after 4.30 am.⁶ At Curtis' annual ball of 1891 his students danced the minuet, the gavotte, a sword dance and the Highland fling. 'A very pleasant evening was spent',

noted the *Mercury and Weekly Courier*.⁷ Curtis continued to operate the dancing academy into the twentieth century, before his death in 1909.

In the 1920s, alterations were made to the building, designed by noted architects H W and F B Tompkins (Figure 2), with the ground floor to be used as a dance hall and the upper level as space for private lessons.⁸ The hall was 'enlarged [and] completely remodelled'. The new managers of the hall, named Cleveland's, reopened the venue in April 1925 for 'modern and old time dancing' as well as lessons for children in 'ballroom, ballet, toe dancing and eurythmics'.⁹ However, in early 1926, the hall was purchased on behalf of the Judean League, for the use of the Judean Club, which subsequently held events for the growing Carlton Jewish community. The Carlton Football Club also held events in the hall in this period, including euchre card playing and dancing on Monday evenings, with the Judean Club using it three nights a week.¹⁰

It was during this time that the Judean League changed the building's name to Monash House; and it was officially opened as such by the eponymous Sir John Monash in October 1926. The *Age* noted that the opening was 'a great day in the history of the Jewish community of Melbourne', and that the hall would be 'a powerful factor in creating and keeping alive a communal spirit'.¹¹ It was reported to be 'the first Jewish communal hall in Victoria'.¹² And indeed it was for the next 30 years. Groups associated with the Jewish community regularly met or held events at Monash House, including the Carlton Hebrew Ladies' Guild, the Victorian Zionist Organisation, the annual Victorian Jewish recital competitions, the North Judean Tennis Club, Judaeans Boys' Gymnasium and the Judaeans Girls Gymnastics Club.¹³ Further alterations were made to the building in 1929, including the addition of a portico entry to the stage at the Canning Street end of the building, with a pediment to match that of the building's parapet.¹⁴ Events at Monash Hall understandably slowed during the war years, and with the post-war shift of much of the Jewish population from Carlton to the bayside suburbs, use of Monash House by the Jewish community further declined, and it was eventually sold in 1957.¹⁵

However, reflecting another change in Carlton's post-war demographics, the hall reopened as the Italian social club, La Cumparsita Hall in 1958, and became a popular cabaret and dance venue. The Mokambo Orchestra (Figure 3), formed by Italian-born Carlton residents, brothers Ugo and Bruno Ceresoli in the 1950s, performed so regularly at the hall that it was sometimes known as the Mokambo Hall.¹⁶ The band's 'compelling sound', which incorporated both Latin and Italian influences, became hugely popular in the 1960s. The Italian cabaret balls (*balli Italiani*) held at La Cumparsita, amongst other multipurpose venues in Melbourne, were:

...extremely important...for early post war migrants. They offered a place where *all* Italians could come together to eat, drink, talk in Italian, listen and dance to Italian, Latin-American and other popular 'Continental' music ... and possibly even find romance.¹⁷

The so-called Ballo Mokambo (Mokambo ball) evenings included annual beauty contests known as the Miss Mokambo, and its male counterpart the Mister Brutto (Mr Ugly) contest. Ugo and his wife, singer Jo Muhrer, founded the Mondo Music store at 304 Lygon Street, Carlton in 1967.¹⁸ The hall continues to be used as an Italian social club, the San Marco in Lamis Social Club.

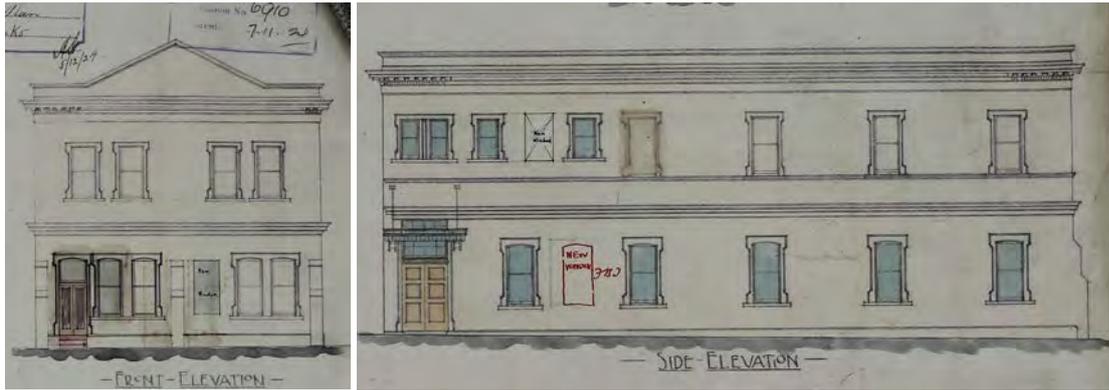


Figure 2 Elevations of Fernshaw House, prepared by architects H W & F B Tompkins, 1924. The Canning Street elevation (left) shows the earlier presentation of the building
Source: City of Melbourne Building Application Plans, BA 6910, VPRS 11200/P1/808



Figure 3 Mokambo Orchestra at La Cumpasita Hall, c. 1965
Source: Reproduced with permission of Co.As.It – Italian Historical Society

SITE DESCRIPTION

The San Marco in Lamis Social Club building, at 149-151 Canning Street, Carlton, dates from 1885-6, with later works of the 1920s. It is prominently sited to the north-west corner of Canning and Kay streets, and is a large two-storey overpainted brick building on a rectilinear plan, with a bluestone base, heavy cornices delineating ground and first floor levels, simply detailed rectilinear windows (originally timber-framed double hung sashes), and a pedimented parapet and buttresses to the Canning Street façade. Two additional entrances are located on the Kay Street elevation, the one at the west end of the elevation having later detailing and an awning.

With no setbacks to either street, a generous double-height building volume, a single hipped roof and a formal portico entrance directly off Canning Street, the building has a typical 'hall' form, which is a somewhat anomalous building typology in this mainly residential area of Carlton.

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The San Marco in Lamis Social Club building, at 149-151 Canning Street, Carlton, which dates from 1885-6 and has later works of the 1920s, is significant in the Carlton Precinct HO1.

HOW IT IS SIGNIFICANT

The San Marco in Lamis Social Club building is of local historical and social significance in the Carlton Precinct HO1..

WHY IT IS SIGNIFICANT

The San Marco in Lamis Social Club building, constructed in 1885-6, with later works dating from the 1920s, is of historical significance in the Carlton Precinct HO1. (Criterion A). John Curtis, secretary of Melbourne's Athenaeum Club for 30 years, was the first owner and built the hall (originally known as Fernshawe House) to accommodate a dancing academy and factory. The former was hugely popular, for its dance classes and as a venue for balls and social functions. In the 1920s, under different ownership, alterations were made to the building, designed by noted architects H W and F B Tompkins. The dance hall use continued for a short time, before the building was purchased for the Judean League, representing the burgeoning Jewish community of Carlton. It was during this time, in 1926, that the building's name was changed to Monash House, honouring the highly respected and prominent member of Melbourne's Jewish community, Sir John Monash. It was reportedly the first Jewish communal hall in Victoria, and many Jewish groups and associations regularly met or held events at Monash House, with further alterations made to the building in 1929. It was eventually sold in 1957, and again reflecting Carlton's changing demographics, the hall reopened as the Italian social club, La Cumparsita Hall. Also known as Mokambo Hall (after the popular resident Mokambo Orchestra) and later the San Marco in Lamis Social Club, the building has retained its association with the Italian community through to the present day.

The social significance of the building in the Carlton Precinct HO1 (Criterion G) derives from its ongoing use, since its construction in 1885-86, initially as a popular venue for dancing and related social events and from the 1920s for its association with the Jewish and later the Italian communities. In particular, the Italian community of Carlton and beyond has used the building for over 60 years, and continues to do so. The historical Jewish use, while no longer a current association, is also noteworthy, given that the community used the building from 1926 to 1957.

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See endnotes.

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SITE NAME	<u>CARLTON SQUARES</u> - ARGYLE SQUARE, LINCOLN SQUARE, MACARTHUR SQUARE, MURCHISON SQUARE, <u>AND</u> UNIVERSITY SQUARE, CARLTON
STREET ADDRESS	153-159 LYGON STREET, 138-142 BOUVERIE STREET, 23-57 MURCHISON STREET, 1-71 MACARTHUR PLACE NORTH, AND 190-192 PELHAM STREET, CARLTON, VIC 3053
PROPERTY ID	106097 (ARGYLE SQUARE), 101264 (LINCOLN SQUARE), 106290 (MACARTHUR SQUARE), 106828 (MURCHISON SQUARE), 107552 (UNIVERSITY SQUARE)



Figure 1 Lincoln Square



Figure 2 Argyle Square

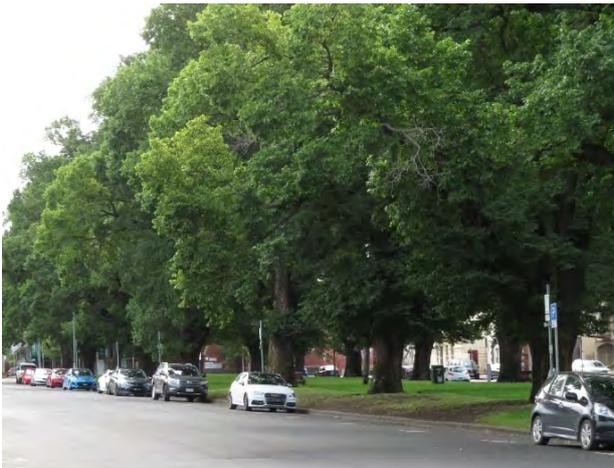


Figure 3 Macarthur Square



Figure 4 Murchison Square

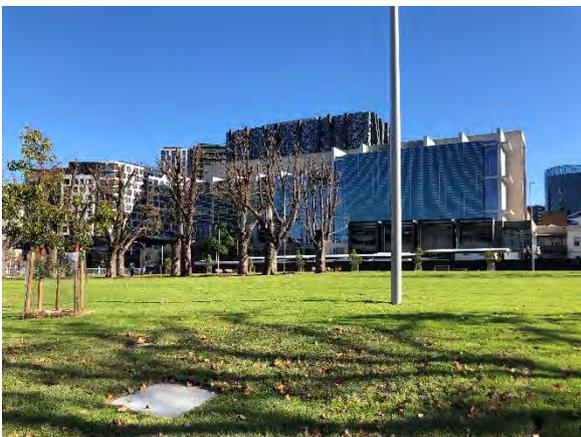


Figure 5 University Square

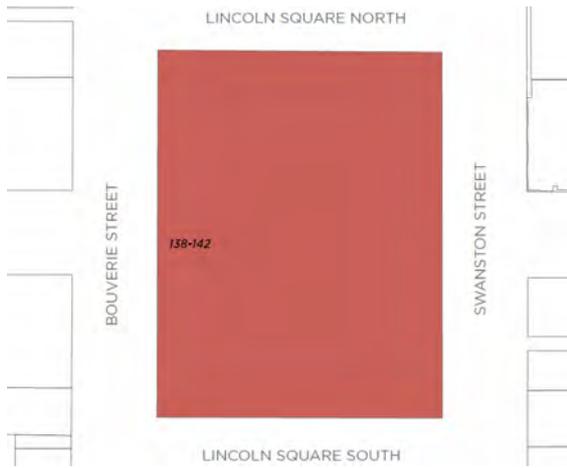


Figure 6 Lincoln Square

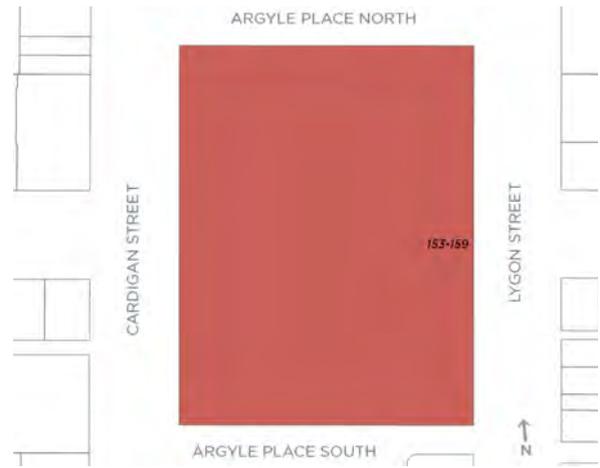


Figure 7 Argyle Square

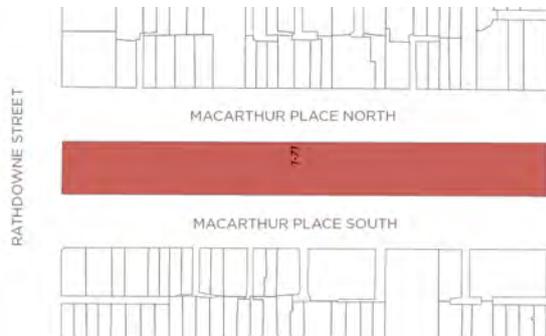


Figure 8 Macarthur Square



Figure 9 Murchison Square

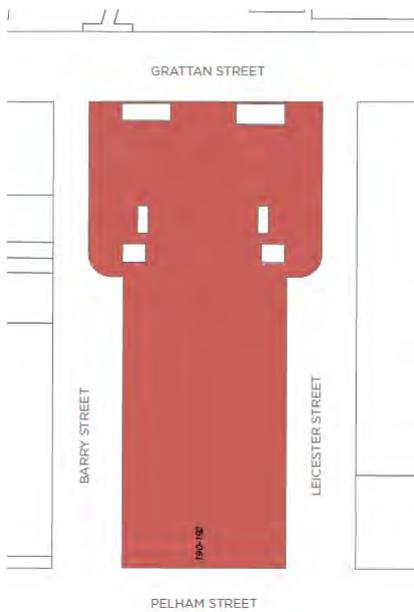


Figure 10 University Square



Figure 12 Recent aerial photograph of Argyle Square
Source: Nearmap, April 2019



Figure 13 Recent aerial photograph of Lincoln Square
Source: Nearmap, April 2019



Figure 14 Recent aerial photograph of Macarthur Square
Source: Nearmap, April 2019



Figure 15 Recent aerial photograph of Murchison Square
Source: Nearmap, April 2019



Figure 16 Recent aerial photograph of University Square; note that the landscaping has been upgraded since this image was taken, with the land within the red line generally consistent with the original square boundary; the landscaping to the right of the red line (west side of Leicester Street) is a recent addition to the square
Source: Nearmap, April 2019

SUMMARY

The five squares of Carlton, being Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square, are of local historical, social and aesthetic significance in the Carlton Precinct HO1. They provide evidence of early town planning in Carlton, having been conceived as urban spaces in the 1850s and formally gazetted in the 1860s. Important elements of the squares as originally conceived or as they evolved over their first fifty years remain, including the original plan (footprint) of the squares; pathway layouts; nineteenth century tree plantings of English Elm and Moreton Bay Fig as formal avenues and group plantings; bluestone lawn edging; and bluestone kerb and channel treatments to the adjacent streets.

HISTORICAL CONTEXT

Carlton was surveyed in 1852 and its primary development took place during the 1850s gold rush period. Even in this early period, public squares were provided for in the town planning of the suburb, following a pattern that was similar to that employed by Colonel William Light in his 1837 plan for Adelaide, and a pattern widely used in London. The more prestigious developments in the suburb were also attracted to, and complemented by the residential squares, with residences surrounding and facing the squares.

SITE HISTORY

The laying out and sale of lands in the suburb which would become known as Carlton began in 1852 under Robert Hoddle's tenure as Surveyor General, and continued from 1853 under his successor, Sir Andrew Clark. From 1852, the division of lots to the north of Queensberry Street was published,¹ and included affordances for two intervening squares along the course of Pelham Street. This followed a pattern which was similar to that employed by Colonel William Light in his 1837 plan for Adelaide, and which had been widely used in London, where open squares supported the apportionment of comparatively dense private allotments on surrounding blocks. The first two squares were labelled from the outset 'Lincoln Square' and 'Argyle Square' (Figure 17).

To the west, a group of irregular lots between diagonal streets were also labelled as reserves in the vicinity of what would become University Square, however this survey was later altered at the behest of the University of Melbourne to ensure an open approach to its entrance, and in any case the formalisation and development of building lots in this area was somewhat delayed. Meanwhile, to the north of Carlton Gardens, two smaller squares each noted as 'Reserve for Ornamental Enclosure' were added when this area was laid out c. 1857;² these squares would subsequently become known as Macarthur Square and Murchison Square.

Almost immediately, the larger squares became the subject of political controversy. In late 1858, the ward councillors, Ald. Bennett and Cr. Halliday, prevailed on the Board of Land and Works to have Pelham Street extended directly through Argyle Square and Lincoln Square. In this move they had the support of many of Carlton's landholders and business people, perhaps most stridently Patrick Costello, then a publican with substantial landholdings in the southern part of Carlton who appeared as a deputant and presented supporting petitions throughout the controversy. The extension of the road was opposed by those who resided or owned land facing onto the squares. This reflected a simmering conflict over the primacy of roads versus public open spaces which had begun in 1855 when a similar proposal had been made by landowners on Gertrude Street in Fitzroy to extend that road through Carlton Gardens to connect with Queensberry Street.³ The crossing of Carlton Gardens would continue to be disputed into the 1870s when it would be ultimately decided at the Supreme Court of Victoria;⁴ however, the conservation of the smaller squares would be settled within a few months by motion of the Parliament of Victoria.⁵

The argument over the extension of Pelham Street through the two squares concerned two duelling truths within the nascent city of Melbourne, each backed by public petition. In defence of the need to prioritise convenience and commerce, proponents of the road extension argued that the squares had not been depicted

as enclosed in the first plan drawing of 1853, that those enclosures were a later invention of plans drawn in 1856, and that the intent of the original plans had been that Pelham Street would continue uninterrupted through the spaces. Opponents argued that the surrounding allotments had been bought in good faith from the Government, 'on the faith of these grants for reserves',⁶ and that a premium had been paid on the basis of their adjacency to the squares. Further arguments in opposition were advanced concerning the role of the squares 'as the lungs of the city'. Successive public meetings convened in Carlton in January 1859 led to the Board of Land and Works retaking the issue but again deciding in favour of the road and advising opponents to petition the parliament. The issue was quickly taken up in parliament in mid-February, and a motion passed after vigorous debate that the extension of Pelham Street was 'opposed to the plan upon which town lots were offered for sale, and unjust to the parties who purchased them in that locality.'⁷

Although the opposition's success in parliament would have seemed to have put debate over the intent and future of Lincoln and Argyle squares to rest, it briefly flared again that May 1859 when, as the *The Age* reported, 'foiled in carrying the point by fair means, resort was had to underhand measures'.⁸ Making use of a standing order from the City Council allowing minor local improvement works (under £5) to be ordered directly by the Public Works Committee, one of the Smith Ward councillors obtained such an order from the Committee for construction of a road crossing 'near' Argyle Square, and a crew of men were then arranged to construct the crossing so that Pelham Street would be conveyed directly into the square. Alarm was raised at once to the Chairman of the Committee who ordered the work discontinued immediately. Although the newspaper report anticipated the continuation of 'the battle of the squares'⁹ at City Council, this apparently did not transpire as there was no further report on the issue.

Passage of the *Sale of Crown Lands Act* 1860 allowed the status of these and other existing public reserves to be formalised. The permanent reservations of the Carlton squares were formally gazetted in 1864,¹⁰ save for University Square, which was gazetted in 1867¹¹ (Figure 18).

In the part of Carlton North now located in the City of Yarra, the pattern of squares established in Carlton South would be continued once more. On an existing quarry site, Curtain Square was established in a planned form and character consistent with the preceding squares to the south; shown unlabelled on an 1869 plan of allotments,¹² it was permanently reserved in 1873.¹³

Although the reservation of the squares had been settled in 1858 and formalised in the 1860s, issues with their proper use and management dogged them for the remainder of the nineteenth century and into the first decade of the twentieth. Some 60 years later, then Councillor G H Levers would reminisce that when his father settled in Carlton in the 1850s, Argyle Square was a waterhole, 'where they used to bathe', and from which a barrel of water was sold for £1.¹⁴ While governments reportedly dragged their feet on fencing and improving the squares,¹⁵ local citizens may have taken matters into their own hands—one 1860 motion to the City Council noted 'citizens in the vicinity of Lincoln Square having expressed their willingness to subscribe the sum of £10 towards the cost of picking, levelling, and sowing that enclosure with grass,' before referring the matter to the Health Committee.¹⁶ With the limited funds available for the purpose from the colony's government, the squares were eventually fenced and planted with trees, with the promise that the fencing was temporary and 'would be removed so soon as the trees which were [e]nclosed had grown up.'¹⁷



Figure 17 'Plan of the Extension of Melbourne called Carlton', 1853, with Lincoln and Argyle squares identified

Source: J Jones, Surveyor General's Office, Vale Collection, State Library of Victoria

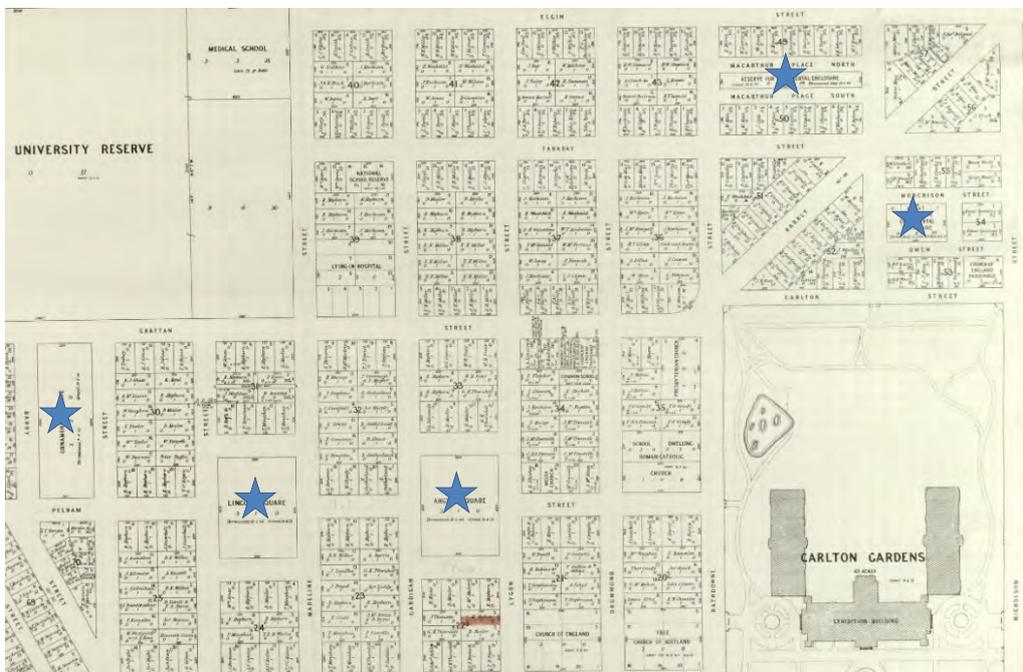


Figure 18 Detail of Carlton, surveyed in 1881, with Carlton's squares indicated

Source: Vale Collection, State Library of Victoria

In 1864, permission was granted to the Volunteer Military Department to make use of University Square as a drill ground and to fence and plant it, on condition that it be open at all times to the public.¹⁸ For a brief period, a time gun, which was fired daily to mark the 1 o'clock hour (and possibly the one reported previously to have been situated at the Government Reserve) was placed in University Square,¹⁹ but complaints led to this practice being quickly discontinued.²⁰

As the occupancy of University Square by the Volunteer Military demonstrated, the squares were valuable open space reserves with the potential to host all manner of public or semi-private groups or uses that otherwise lacked the funds or influence to own or occupy private land. Despite their small size, the squares quickly proved desirable as recreational grounds for local clubs, with the northern half of Argyle Square set aside for the Carlton Bowling Club in 1868 and the northern part of University Square similarly occupied by the Victoria Bowling Club in c. 1875, as well as by an association of lawn tennis players.²¹ As a Charles Nettleton photograph shows, by 1870, Lincoln Square had been enclosed, bisected by pathways, and incorporated numerous plantings (Figure 19). Early newspapers occasionally published descriptions of the planted character of the squares. Lincoln Square in 1875 is described as containing

...a parterre of flowers [which] has been planted on each side of the walks, which gives a bright and cheerful appearance to the grounds. There are also lawns of rye grass and clover, and plantations of cedar trees and blue gums to furnish a landscape.²²

Argyle Square of the same year is described as

...kept exceedingly neat, and besides a number of blue gums, several pines of the pittosporum species have been planted.²³

A slightly later account of the 1880s describes Macarthur Square's

...narrow strip of land, planted with pines and elms alternately, with two rows of cypresses in the centre.²⁴



Figure 19 View north along Swanston Street from Carlton Brewery, 1870, with Lincoln Square visible (indicated). It can be seen to be enclosed, with plantings and paths laid out
Source: Charles Nettleton, H96.160/1529, State Library of Victoria

And Murchison Square as

...a mere patch, in which pines, elms and other exotic trees are endeavouring to grow... enclosed by a high and substantial iron fence, and the public are strictly excluded, so that the shrubs may have fair play.²⁵

The introduction of avenue plantings of elms to a number of the squares appears to be attributable to Nicholas Bickford, the city's Parks and Gardens Curator from 1874-1890;²⁶ while some works including ornamental plantings were later introduced by his successor, John Guilfoyle, Curator of Metropolitan Parks and Gardens (and brother to William Guilfoyle, Director of the Botanic Gardens).²⁷ A c. 1920 photograph held in the city's collection (Figure 20),²⁸ shows Macarthur Square with planting areas of mounded soil, edged with large slabs of bluestone and planted with shrubs and large agaves. This is in a similar style to ornamental works known to have been executed by Guilfoyle in the city's larger gardens as well as in Lincoln Square.²⁹ An oblique aerial photograph of 1927 shows Argyle and Lincoln squares (Figure 21). A more elaborate layout of Murchison Square plantings is indicated in aerial photography from 1931 (Figure 22). This appears to have included a round central planting bed encircled and met by four quadrant paths bordered by additional plantings. However, this treatment also appears to have not survived wartime economy and the use of the parks for other purposes, as a 1945 aerial photograph (Figure 22) shows Murchison Square to have reverted to a sparser arrangement of paths and lawns similar to its condition today.

The fencing of the squares was a recurring source of complaint. New fences were reported to have been erected around Argyle and Lincoln squares c. 1879 at a cost of £540.³⁰ An 1891 letter to the editor decried that 'the smaller reserves of Carlton, such as Lincoln, Murchison, and Macarthur squares, although belonging to the public, are inaccessible to them. They are all surrounded by fences 6ft high'.³¹ At various times, the accusation was levelled that these were being kept fenced for the city's own profit, most stridently in an 1899 dispute that ended up in the Carlton Court, with the city's curator, John Guilfoyle, having apparently charged a Carlton resident 'for interfering with the grass in Argyle Square, and being upon the reserve without authority'.³² In defending the resident, his advocate called attention to the city's practice of fencing and excluding the public from its ostensibly public squares, and of charging for the privilege of cutting the grass (then a valuable local resource as feed for horses). A fine was levied, and no immediate change in the management of the squares apparently occurred, as the squares remained fenced until after 1905, when the pickets were removed from Lincoln and Argyle squares and various improvements undertaken, including the installation of seating;³³ fences would be removed from Macarthur and Murchison squares only somewhat later.³⁴

In this context, the opening of Victoria's first children's playground in Lincoln Square in 1907 may be seen as the conclusion of this previous era of conflicted management and the beginning of a new era in which the public position and amenity of the squares became more certain. The playground was unveiled by then Premier Thomas Bent to an audience that included the Minister of Education, the Lord Mayor, aldermen and city councillors, members of Council's Parks and Gardens Committee and a crowd of hundreds including cadets, children from State, Catholic and private schools, and neighbourhood residents. Constructed with equal contributions from the State Government and the Council, the original playground was reported to include swings, maypoles and see-saws.³⁵ Playground equipment is still present in Lincoln Square today, and it remains the only one of the five Carlton squares to include such a feature.

In 1946, the Parks and Gardens Committee proposed to remove the Moreton Bay Fig trees from Lincoln Square, in order to improve the condition of adjacent lawns and paths.³⁶ Beset with controversy over the unannounced removal of a row of palm trees along the Yarra River at Princes Walk,³⁷ the committee appears to have abandoned its plans to fell the figs, which stand in Lincoln Square to this day. A renovation of the square was undertaken during the early 1960s, with the installation of a formal plaza along the Swanston Street edge with a jet fountain and reflecting pool opposite Pelham Street. These works appear to have included the introduction of Lemon-scented Gum trees to the square along with the ornamental plantings which frame the fountain.

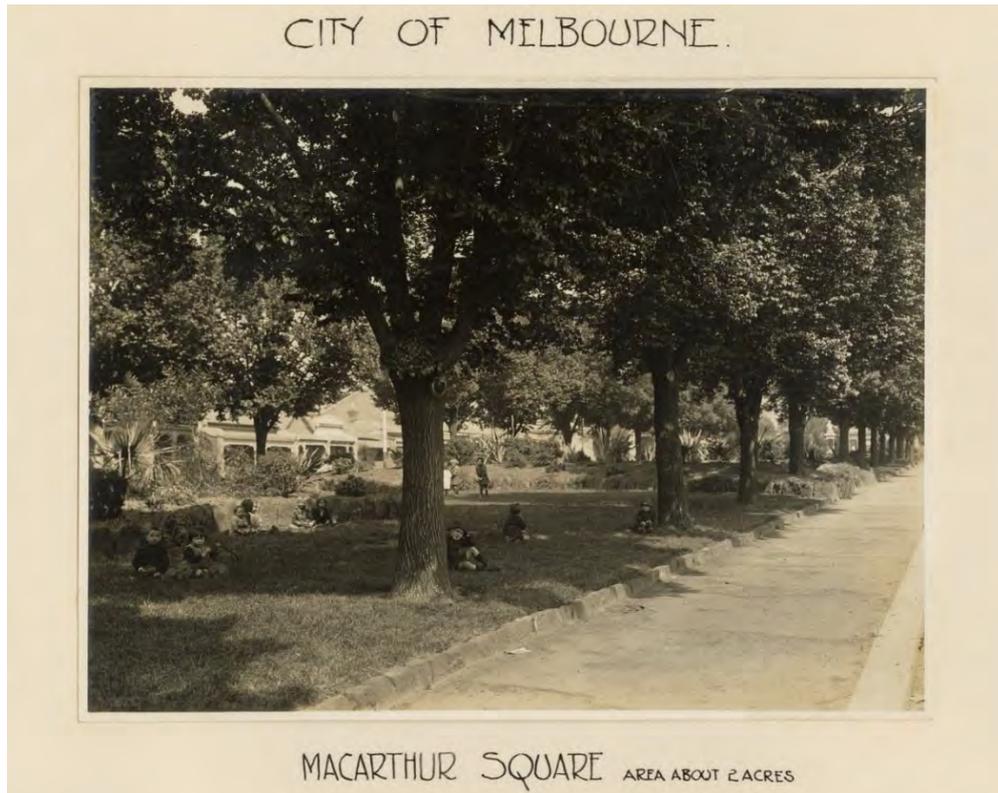


Figure 20 Macarthur Square, Carlton, c. 1920s
Source: Image 1735489, City of Melbourne Art and Heritage Collection



Figure 21 Oblique aerial photograph looking south towards the city, 1927. Argyle (left) and Lincoln (right) squares are visible
Source: Airspy collection, H2501, State Library of Victoria



Figure 22 Aerial photography of Carlton, showing layout of Murchison Square in 1931 (left) and 1945 (right)

Source: Land Victoria Aerial Photography Collection, Central Plan Office, Landata

Throughout the twentieth century, various memorials and other monuments were installed in Carlton's squares, highlighting the civic dimension of their status as the principal local open spaces in Carlton. In 1915, then-Councillor George Ievers gifted three granite drinking fountains to Carlton.³⁸ Two fountains, installed in Argyle Square and Macarthur Square, honoured respectively his father, William Ievers (Sr), and brother, William Ievers (Jnr), who had been councillors for the ward from 1895-1901 and 1880-1895 (his brother had also been elected to the Victorian Parliament in 1892). A third fountain located adjacent to Royal Parade, was presented as a gift from Ievers to the electorate which had 'returned him unopposed, as one of their representatives, since 1901.' The three fountains are of similar design, executed in two colours of granite with classical detailing and topped by a marble bust of the honouree. William Ievers (Sr) was a prominent local resident who had established a real estate agency in Cardigan Street in 1859. As noted in the Australian Dictionary of Biography, the firm was 'one of the largest in Melbourne', and was particularly successful during the 1870s and 1880s. Two small Carlton streets (Ievers Terrace and Ievers Place) and a park (Ievers Reserve) in Parkville also bear his name.³⁹

The Thomas Ferguson Memorial Drinking Fountain, originally erected in 1911 in the centre of Russell Street (opposite the Temperance Hall) where it was struck by a truck in 1947 and badly damaged, was subsequently reconstructed in University Square. Formerly 6 metres high, the reconstructed fountain is considerably smaller and less elaborate.

Carlton's squares, particularly Macarthur Square, have been noted by a Bunurong Elder as meeting places for Aboriginal people in the late twentieth, including as a setting for Aboriginal people to reconnect with culture and family after periods of institutionalisation.⁴⁰

Since 2000, the squares have been the subject of works to modernise and adapt them for more contemporary expectations. In 2000-2002, the Victoria Bowling Club in University Square was redeveloped, with construction of a University of Melbourne underground car park and a plaza to Grattan Street. In 2005, the former Carlton Bowling Club lawns in Argyle Square were also redeveloped as part of the City of Melbourne's sister city projects with the Italian city of Milan. The 'Argyle Square Piazza' included the introduction of a large open plaza surfaced in Italian porphyry stone pavers with a sundial motif, as well as new ornamental tree plantings, raised planters and a pergola. The Lygon Street Festa, which commenced in 1978 and is now known as the Carlton Italian Festa, has recently moved to Argyle Square, with its focus on the piazza.⁴¹ This use of the square also recognises the importance of the Italian community to Carlton.

In 2005, the pool and fountain in Lincoln Square was renovated and reopened as a memorial to the victims of the 2002 bombings in Bali, Indonesia. In 2016, a stormwater harvesting and flood mitigation tank was installed

in the north-west part of the square. The tank collects stormwater from the Bouverie Street drain, with the water available for irrigation of the Square.

In 2018, works began on the University Square regeneration, being a complete renewal of the square which will see the replacement of the existing Elm trees with a mixed canopy, an expansion of the square into Leicester Street to the east, and the development of a new plaza at the Square's south end adjoining Pelham Street.

SITE DESCRIPTION

Argyle Square

Argyle Square is a reserve in rectangular plan of roughly 1.3 hectares, entirely bounded as a block (as are the other squares) within surrounding roadways. From Lygon Street, the square descends slightly towards Cardigan Street with the prevailing topography (which is addressed more steeply at Lincoln Square to the west). Argyle Square is divided into two halves by a central east-west walkway which serves to continue the east-west axis of Pelham Street through the Square. From Argyle Square, Pelham Street runs east to terminate at Carlton Gardens, and west to Lincoln Square, where the street is interrupted in similar manner.

The south half consists of lawn areas crossed by diagonal paths planted with avenues of mature English Elm (*Ulmus procera*) trees (Figure 23 and Figure 25). A circular intersection is provided where these diagonal paths cross at a third, north-south path, edged in bluestone slabs and lined with bench seats. At the central entrance to the square at Lygon Street stands one of three memorial drinking fountains (Figure 24) recognising members of the levers family, who served as city councillors for Carlton from 1885 to 1921 (the others are located in Macarthur Square, detailed below, and at the corner of Royal Parade and Gatehouse Street in Parkville).

The north half, occupied from 1868 to the 1990s by the Carlton Bowling Club, was redeveloped from 1994 as a mixed use open plaza in a sister city partnership with the Italian city Milan and a Milanese architectural firm, Design Innovation. The 'Argyle Square Piazza' (Figure 26) consists of a large central area of decorative paving executed in porphyry stone pavers, framed by structural ornamental planting to the north, south and east and by a steel and timber pergola and elevated stage to the west. The ornamental planting contains classical planting selections executed in a modern style, including dense allees of Callery Pear (*Pyrus calleryana*) and beds of Gynea Lily and box hedges under the canopies of Lemon-scented Gum (*Corymbia citriodora*). Two mature trees were retained in the remodelling of this area: an English Oak adjacent to Argyle Place North, and a large Lemon-scented gum towards the north-east corner at Lygon Street.

Much of the perimeter of the square is kerbed with large chunks of rough-hewn basalt, including sections of this treatment which have been retained around the northern plaza. The remainder of the northern perimeter is edged in modern precast kerbing. Although the grade difference between Lygon Street and Cardigan Street is relatively slight, it is accentuated through the use of terrace walls and mounding to enclose the contemporary piazza space and present an elevation change to the surrounding streets.

Redevelopment has changed street frontages facing the square on Lygon Street and Cardigan Street, where commercial and residential buildings of a somewhat larger scale have been built. Street frontages on Argyle Place North and South contain a range of smaller-scale buildings, including original freestanding and terrace houses as well as twentieth century commercial buildings of a matching scale. A small Edwardian substation executed in a highly ornamented style has also been retained in the central median of Argyle Place South at Lygon Street, directly adjacent to the square, and is now repurposed as a café.



Figure 23 Argyle Square, viewed from Cardigan Street
Source: Lovell Chen



Figure 24 Ievers Memorial at Argyle Square
Source: Lovell Chen



Figure 25 Looking south-west from Lygon Street down one of Argyle Square’s crossing avenues of Elm trees
Source: Lovell Chen



Figure 26 Argyle Square Piazza, (1994) view north-east
Source: Lovell Chen

Lincoln Square

Moving west along Pelham Street, Lincoln Square mirrors Argyle Square in its dimensions and the continuation of the Pelham Street axis as a central walkway.

Lincoln Square was never subdivided for external recreational uses as occurred at Argyle Square and University Square, and today it contains a symmetrical arrangement of diagonal paths and lawns, formalised by avenues and groupings of trees and by a strongly symmetrical fountain plaza located on Swanston Street at the 'head' of the path system. From Swanston Street, the land falls sharply to the west, and the square's sloping lawns and radiating paths descend from the plaza towards Bouverie Street.

Lincoln Square contains numerous Moreton Bay Fig (*Ficus macrophylla*) trees, which have been planted as an avenue on the central walkway and as formal groups to the north and south. The west end of the Avenue at Bouverie Street terminates at a Hoop Pine (*Araucaria cunninghamii*), perhaps one of a former pair. Lincoln Square also contains two large and notable Eucalypts: a large Sugar Gum (*Eucalyptus cladocalyx*) is located near to the north-east corner of the square, while a Narrow-leaved Peppermint (*Eucalyptus nicholii*) stands beside the southern diagonal pathway. The memorial plaza is framed by Bhutan Cypress (*Cupressus torulosa*) and Weeping Elm (*Ulmus glabra*), planted with the installation of the pool and fountain c. 1961, while a pair of Lemon-scented Gum trees frame each end of the eastern boulevard plaza to Swanston Street. Recent plantings of Pin Oak (*Quercus palustris*) and Elm have been established elsewhere in the square.

A small playground is located in the south part of the square, beneath a group of Figs. Although relatively modern, it continues the use of a portion of Lincoln Square for playground purposes which dates to 1907. A stormwater harvesting tank was installed in the north-west part of the square in 2016, and includes a small surface enclosure along the Bouverie Street frontage.

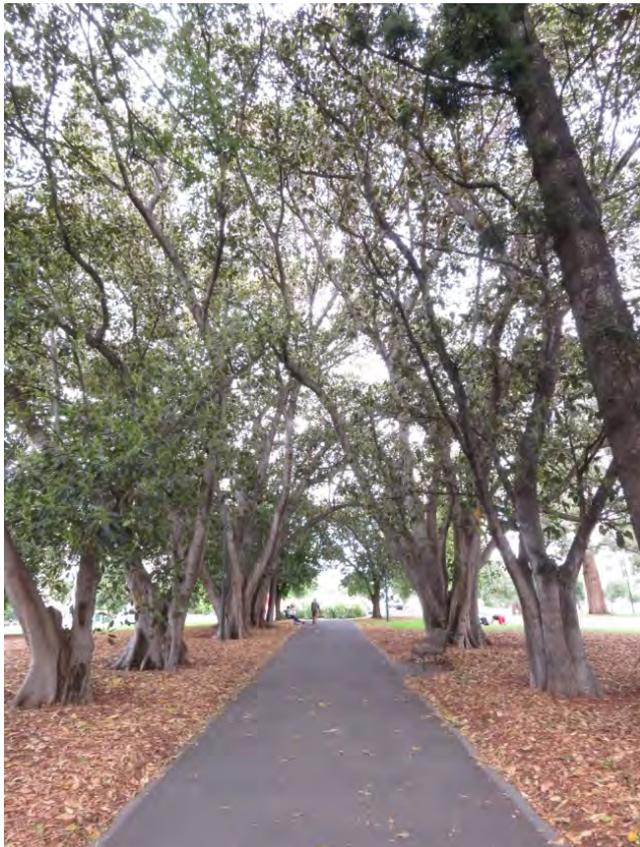


Figure 27 Avenue of Moreton Bay Fig trees at Lincoln Square, view east towards Swanston Street
Source: Lovell Chen



Figure 28 Moreton Bay Fig group on south side of Lincoln Square
Source: Lovell Chen



Figure 29 Memorial Plaza to the 2002 Bali Bombings
Source: Lovell Chen

Macarthur Square

Running east-west between Rathdowne Street and Canning Street, Macarthur Square presents a long, narrow landscape which benefits from its enclosure to the north and south by mixed blocks of one and two-storey terrace residences, many of them largely intact to their nineteenth century origins.

An allée planting of mature English Elm trees runs the length of Macarthur Square, framing a simple lawn crossed by a single north-south walkway at its centre. Save for the recent introduction of daffodils (*Narcissus sp.*) in mulched beds under the Elms, the square is essentially unchanged from c. 1950s photographs.

On the four flanking roadways, bluestone kerbs and pitcher channels outline the reserve and are distinguished in their details from those installed on the opposite side of each roadway.



Figure 30 Macarthur Square, south-west aspect from Rathdowne Street. An Levers memorial drinking fountain is at left.

Source: Lovell Chen



Figure 31 Macarthur Square, view west from Canning Street
Source: Lovell Chen

Murchison Square

Murchison Square occupies a small rectangular reserve east of Canning Street and one block north of Carlton Gardens. The square is an intimate local space enclosed on all sides by blocks of nineteenth century housing with infills of a generally modest nature consistent with the original fine-grained development in this area.

The reserve contains a pair of diagonal crossing paths which meet in the centre. These paved pathways are a post-war formalisation of existing informal 'desire lines' through the square; before these were paved there appear to have been no formal pathways in Murchison Square.

On the four flanking roadways, bluestone kerbs and pitcher channels outline the reserve and are distinguished in their details from those installed on the opposite side of each roadway.

As with many of the squares, the dominant planting palette consists of English Elms, although at Murchison Square these plantings appear to have always been less formal in character. Aerial photography from 1945 shows three pairs of mature trees (at the north-west and north-east corners, and roughly centred towards the south edge of the square); the north-west pair of trees and one of the north-east trees are present today; the southern trees have been recently replaced with three new specimens planted at a wide spacing across the southern lawn. Several more mature infill specimens of Elm have also been added to the square in recent decades; these include three specimens of Golden Elm. A row of Cherry Plum (*Prunus cerasifera 'nigra'*) has also been added along the eastern edge of the square.



Figure 32 Murchison Square, view south-east from Canning Street
Source: Lovell Chen



Figure 33 Murchison Square, view north-west from Owen Street
Source: Lovell Chen

University Square

University Square is a long rectangular open space bordered by streets on all four sides and by terrace housing on three of its sides. The north end or face of the square originally opened across Grattan Street to the south lawn of the University of Melbourne. The longer proportions of University Square, in comparison to Lincoln and Argyle Squares, can be attributed to the decision to not develop a northern block of terrace housing, in order to maintain this open approach to the original campus. Further development of the University during the twentieth century ultimately deemphasised this approach and now presents an irregular street wall to the north of Grattan Street.

In recent decades, the internal organisation and landscape of University Square has been extensively revised. The Victoria Bowling Club lawn was redeveloped in 2002 as an underground car park with a surface plaza. However, until recently, University Square retained four rows of English Elm (*Ulmus procera*) trees: two rows to the square's east and west boundaries along Leicester Street and Barry Street, and an avenue running north-south on the square's central axis. In 2018, work began to enact a 2016 master plan for the square, including the staged removal of the existing Elm trees and their replacement with a new pattern of plantings, the narrowing of Leicester Street on the east side of the street to provide additional public open space and planting areas, and the construction of a new structured entrance and plaza area along the south face of the square at Pelham Street. As part of this work, the Thomas Ferguson Memorial Drinking Fountain (known generally as the 'Temperance Drinking Fountain') is to be relocated to serve as a feature within the frontage to Pelham Street. Additional stages of works are anticipated to occur in future.

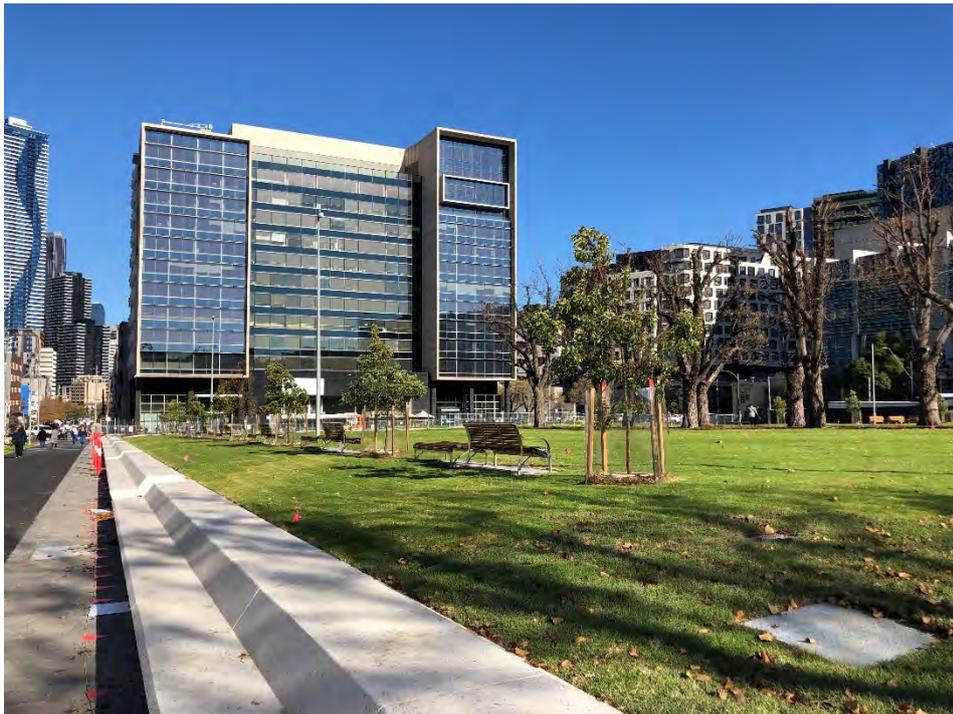


Figure 34 University Square, looking south-west from Leicester Street, showing new hard and soft landscaping

Source: Lovell Chen

INTEGRITY

Following their establishment, Carlton's public squares were not originally the subject of a formal landscape design or public vision; they were instead developed in stages as permitted by often limited financial resources or in response to occasional controversies and lobbying by the public. In addition to the absence of a defining

formal vision beyond their establishment in the state's survey plan, these relatively small squares appear to have always been in a position of competing for resources and attention with Melbourne's higher profile public gardens: Carlton Gardens and Fitzroy Gardens, along with the later development of Flagstaff Gardens and Alexandra Gardens. The squares were later the responsibility of major personalities such as Nicholas Bickford and John Guilfoyle, who imposed a more defined aesthetic to some of the squares, of which major avenue plantings of English Elm and Moreton Bay Fig are their principal surviving contribution. Given the intensity of public use coupled with the economy of resources often allotted, it is not surprising that other improvements, such as ornamental rockeries and planting beds did not survive periods of drought and other changes and rationalisations.

Nevertheless, important elements of the squares as originally conceived or as evolved over their first fifty years remain, including: the original planning footprint of the squares; pathway layouts; nineteenth century tree plantings of English Elm and Moreton Bay Fig as formal avenues and group plantings; bluestone lawn edging; and bluestone kerb and channel treatments to the adjacent streets. Subsequent twentieth century additions, including further ornamental tree plantings (such as native trees Peppermint and Lemon-scented Gum), monumental drinking fountains and other features, survive. The larger squares have lately been the further subject of intentional renewals, renovations and redevelopments.

COMPARATIVE ANALYSIS

The squares of Carlton were an urban planning device imported from London, where the 'garden square' had been initially developed from the seventeenth century. Originally conceived as urban second-residences for rural aristocrats, the first London developments laid out around a central garden square were intended to offer rural amenities within the city while protecting socially significant open spaces and allowing the landowner to retain control of their property. The development offering was advanced to other classes during the housing shortage that followed the Great Fire of 1666, and evolved into a widely employed feature of speculative development during the Georgian period (1714-1811).⁴²

In London, this pattern of development was carried out by agreement between a master-builder, who would erect and sell the houses, and the landlord, who would enter into long-term (eg. 99-year) land leases with the purchasers. During the Georgian period, the high value of building lots led builders to construct narrow-fronted attached houses (terraces) on deep lots, with a limited portion of outdoor space and carriage access located at the rear. The central garden square carried the burden of this density. Although initially left to leaseholders to improve, by the late 1700s landlords and builders were constructing elaborate gardens as part of the developed offering.⁴³

The garden square plan was a recurring feature of the early grid plans and land allotments of a number of major British colonial cities, although its function and manner of implementation often differed substantially from the model under which it had evolved in London. In a number of cities (e.g. colonial Savannah and Philadelphia in North America, and in Colonel Light's famed plan for the City of Adelaide) the garden square was implemented as a repeating symmetrical public feature within the grids of heroic, city-scale master plans. In these cases, the square as a planning device was often divorced from the particular scale and relationship of the ultimate surrounding parcels that was a key feature of the London pattern. However, following the American colonies' independence, other American cities (such as Boston, Baltimore and New York) saw garden squares included within developments established on a private model much closer to London's.⁴⁴

In Melbourne, the model employed at Carlton (particularly in the initial offering that included Argyle and Lincoln squares) was something of a hybrid of these two approaches. The planned extension northward from inner Melbourne, although surveyed and released in stages, was a large-scale public master plan that initially deployed the squares using a symmetrical embellishment of the grid layout. However, the squares and their surrounding terrace lots also approximated the scale and functional arrangement of the Georgian-period

London examples. A major market for the Carlton allotments appears to have been London speculators, and the squares' direct relationship to surrounding properties (and the interests of London-based buyers) were a key consideration in their defence during the 1858-59 controversy over the proposed extension of Pelham Street. Today, the character of Carlton's later squares (Macarthur, Murchison and University squares) appears even more strongly influenced by their relationship to surrounding development.

The squares of Carlton, as outlined above, were planned in the 1850s and formalised/gazetted in the 1860s. In terms of the most immediate comparisons within the City of Melbourne, Darling Square and Powlett Reserve in East Melbourne stand out. East Melbourne and Jolimont were one of the earliest areas of Melbourne to be developed outside the original town centre. As with Carlton, although much earlier, the area was surveyed by Robert Hoddle beginning in the late 1830s, with a grid plan for the residential subdivision of East Melbourne finalised by 1848. 'Fitzroy Square' (later Fitzroy Gardens) was set aside in 1848, with the park developed between 1859 and the mid-1860s.⁴⁵ The smaller squares of Darling Square and Powlett Reserve (Figure 39) were also developed in the mid-nineteenth century, with simple path layouts and plantings, and Powlett Reserve incorporating sporting facilities.⁴⁶

The highly regular grid of the late 1840s subdivision of East Melbourne resulted in both north-south and east-west running streets, and consistent rectilinear blocks of development. The mostly wide streets were interspersed with parks and squares, with Powlett Reserve occupying a full block between Powlett and Simpson streets, while Darling Square occupies a half block between Simpson and Darlings streets. Grand residential development tended to face Fitzroy Gardens, but the smaller squares also attracted prestigious residences to the adjoining and surrounding streets. The squares variously retain elements of their original or early landscape design, mature tree plantings including specimen trees, mature tree avenues, perimeter borders and garden bed borders.

Outside the municipality, in the City of Yarra, are generally comparable but later squares including Curtain Square in North Carlton and Darling Gardens in Clifton Hill.

St Vincent's Gardens in Albert Park is Melbourne's premier and arguably most well-known example of a London-based development incorporating a central park surrounded by dense high-quality residential development, in this case large terrace rows and detached houses. According to the Victorian Heritage Register citation,⁴⁷ the St Vincent Place precinct was designed in 1854 or 1855, probably by Andrew Clarke, then Surveyor-General of Victoria (a direct link back to the planning of Carlton), but the current layout is the work of Clement Hodgkinson, the noted surveyor, engineer and topographer. The precinct was intentionally designed to emulate the 'square' developments of London, and is significant as the largest development of its type in Victoria. The gardens are distinguished from the smaller squares of Carlton due to being larger and more formally landscaped, retaining their historic gardenesque (or more formal) style layout and collections of mature specimen trees. The historic relationship between the gardens and the adjoining dwellings also remains harmonious.

Having regard to the above, the five Carlton squares - in terms of their number and extent within a single suburb - are relatively rare in metropolitan Melbourne. They are also distinguished through being a major feature of the suburb's original planning, which was at the time unusual, and that this pattern was mimicked in more localised circumstances elsewhere in Melbourne's developing early suburbs.

Comparative examples of squares comprise the following places:

- Darling Square, East Melbourne (HO2)
- Powlett Reserve, East Melbourne (HO2)
- Fitzroy Gardens, East Melbourne (VHR H1834 and HO883)
- Curtain Square, North Carlton (City of Yarra HO326)
- Darling Gardens, Clifton Hill (City of Yarra HO94)
- St Vincent's Gardens, Albert Park (VHR H1291 and City of Port Phillip HO258)



Figure 35 Wellington Square/Kudnartu, Adelaide
 Source: <https://adelaideparklands.com.au/parks-and-squares/wellington-square-kudnartu>



Figure 36 Undated image of Victoria Square/Tarntanyangga, Adelaide
 Source: <http://adelaide.sa.gov.au/places/victoria-square-tarntanyangga>



Figure 37 Chester Square, Belgravia, London
 Source: <https://www.ayrtonwylie.com>



Figure 38 Soho Square, London
 Source: <http://www.speel.me.uk/sculptlondon/sohosq.htm>



Figure 39 Powlett Reserve, East Melbourne (HO2)
 Source: www.jelliscraig.com.au



Figure 40 St Vincent's Gardens, Albert Park (VHR H1291 and City of Port Phillip HO258)
 Source: Victorian Heritage Database

STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The ~~five squares of Carlton, being Carlton Squares~~ – Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square, are significant in the Carlton Precinct HO1.

The following significant elements, although present to varying degrees, characterise Carlton's public squares as a class of places with a shared origin and consistent patterns of historical development and use:

- The largely square or rectangular plans and boundaries of each of the five squares, as enclosed within Carlton's network of public streets and as defined in the original plan surveys produced by the Department of Lands & Survey in the 1850s-60s.
- Where present, walkways laid out in a formal pattern:
 - in Argyle Square and Lincoln Square, the longstanding system of walkways consisting of a central east-west walk continuing the axis of Pelham Street, along with diagonal crossing paths (as an 'X' pattern in the south half of Argyle Square, and as a formerly 'X' pattern, now halved, in Lincoln Square);
 - in Murchison Square the crossing diagonal walks which are reflective of longstanding unpaved paths or desire tracks through the square.
- The use of mature trees in formal arrangements: as avenues defining pathways or axial vistas; and in other groups (symmetric pairs or clusters) to enhance the definition and spatial enclosure of each square.
 - Principal formal plantings consisting of English Elm (*Ulmus procera*) in Argyle Square, Macarthur Square and Murchison Square (and formerly in University Square), and of Moreton Bay Fig (*Ficus macrophylla*) in Lincoln Square.
 - At Lincoln Square, an additional formal layer has been added in plantings which surround the central plaza in the form of pairs of Bhutan Cypress (*Cupressus torulosa*) and Horizontal Elm (*Ulmus glabra 'Horizontalis'*), both dating to the 1960s. Further, Lincoln Square's formal plantings are embedded within a setting characterized by mature Eucalypts of various ages, including Narrow-leaved Peppermint (*Eucalyptus nicholii*), Sugar Gum (*Eucalyptus cladocalyx*) and Lemon-scented Gum (*Corymbia citriodora*).
- Where present, remnant physical fabric of early origin, such as stone fabric used as a lawn edge at interfaces to streetside footpaths at Argyle Square and Murchison Square, and the early bluestone kerbs and channels, including radial installations at street corners, which typify the treatment of most of the street edges.
- Public monuments, such as the levers family drinking fountains in Argyle Square and Macarthur Square, and the Thomas Ferguson Memorial Drinking Fountain in University Square, which demonstrate the role of the squares as Carlton's principal civic space, a role which has recently been continued in the construction within Lincoln Square of the Memorial to the Victims of the Bali Bombing.
- Where present, the intact setting and enclosure of the squares within the fine-grained nineteenth century streetscapes which face onto each square.

The following table summarises the presence of the above historical characteristics in each square:

	ARGYLE	LINCOLN	MACARTHUR	MURCHISON	UNIVERSITY
Physical form and boundaries	X	X	X	X	X
Paths and layout	X	X		X	
Remnant physical fabric (eg. stone edging)	X		X		
Trees	X	X	X	X	*
Monuments	X	X	X		X
Setting intact or contributory	X		X	X	X

* Removal and replacement of mature trees at University Square is underway in 2018.

HOW IT IS SIGNIFICANT

The [Carlton Squares – Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square](#) ~~five squares of Carlton, being Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square,~~ are of local historical, social and aesthetic significance in the Carlton Precinct HO1.

WHY IT IS SIGNIFICANT

[The Carlton Squares – Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square](#) ~~Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square,~~ of Carlton, are of historical significance in the Carlton Precinct HO1 (Criterion A). Planned and conceived in the 1850s and formally gazetted in the 1860s, they provide evidence of early town planning in this area of Melbourne, and are one of the defining features of the initial suburban expansion of Melbourne to its north. They were based on the historical model adopted by Colonel William Light in his 1837 plan for Adelaide, and on similar squares in London which were enclosed/surrounded by comparatively dense private development. They are also, on this scale and extent, relatively rare in metropolitan Melbourne, and provided a pattern of development which was, to a greater or lesser degree, followed elsewhere in Melbourne's developing early suburbs. Lincoln Square and Argyle Square were the earliest planned, in 1852; while Macarthur Square and Murchison Square were provided for slightly later in 1857. University Square was also planned in the 1850s, in an area where development of surrounding building lots was also somewhat delayed, but was later altered at the behest of the University of Melbourne.

Lincoln Square and Argyle Square are of further significance as the sites of early political controversy, in which their status as open space reserves free of traversing public roads was challenged in 1858-59 by local commercial interests. The consequent 1859 decision of the State Parliament to protect the squares from the incursion of roads and traffic, prefigured the extension of the reserve system to formally conserve spaces for public gardens and recreation across Victoria beginning that same year and gaining pace in the 1860s. Other disputes surrounding public access to and use of the squares continued for some decades, not least of all due to fencing of the squares which was seen as a barrier. These disputes would also play out on a larger scale across urban Melbourne over the course of the twentieth century. Of relevance is the introduction to Lincoln Square of reputedly the first children's playground in Victoria, in 1907. The role of the squares as community spaces was further reinforced throughout the twentieth century, whereby various memorials and other monuments were installed in the spaces. Monuments of significance include the levers drinking fountains in Argyle Square and Macarthur Square; the Thomas Ferguson Memorial Drinking Fountain, albeit not in its original location; and the more recent Memorial to the Victims of the Bali Bombing in Lincoln Square.

The squares are also of historical significance for their relationship with bordering development, especially historic residential development to the adjoining streets and facing onto or presenting to the squares. These

relationships date back to the mid-nineteenth century, and much of the existing historic development surrounding the squares is located in HO1 the Carlton Precinct. While in some streets adjoining the squares, the historic buildings have been replaced with modern development, the smaller squares such as Macarthur and Murchison squares stand out for having substantially retained their historic residential context.

Finally, the squares are of historical significance for their association with early public or semi-private Carlton groups, such as military volunteers and sporting clubs. Of note is Argyle Square, the northern half of which accommodated the Carlton Bowling Club from 1868 until the early 1990s.

The Carlton Squares – Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square ~~The five squares of Carlton~~ are of social significance in the Carlton Precinct HO1 (Criterion G). They are valued as both historical landscaped spaces, and as long-standing public spaces which are freely available to all within a densely built up inner suburb. They are also valued as spaces of respite, informal recreation, public congregation and social interaction; as community spaces with valued facilities; and as places of memorialising. Of the squares, Macarthur Square has been identified as a place where Aboriginal people met and reconnected with culture and family, including after periods of institutionalisation, in the second half of the twentieth century. The ‘Argyle Square Piazza’ is also valued by the Italian community, and is a focus of the Carlton Italian Festa (successor to the famed Lygon Street Festa) and for its association with Italian culture.

The Carlton Squares – Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square ~~Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square~~ are also of aesthetic significance in the Carlton Precinct HO1 (Criterion E). While they were not originally subject to a formal landscape design, and were instead developed in stages as Council finances allowed or in response to occasional controversies and community lobbying, the squares generally retain to varying degrees significant components of their original and/or early evolved planning, landscape character and form. These include their regular square or rectangular plans which complement the ordered pattern of subdivision and grid of streets in the subject parts of Carlton; and their particular form of urban open space which reflected their functional relationship with surrounding development which in turn originated in the historic squares of London. They also, variously, retain mature trees in formal arrangements as avenues defining pathways or axial vistas, and in other groups (symmetric pairs or clusters) which enhance the definition and spatial enclosure of each square; longstanding systems of walkways consisting of those on east-west axis with streets or crossing the squares on the diagonal; nineteenth century tree plantings of English Elm and Moreton Bay Fig; bluestone lawn edging; and bluestone kerb and channel treatments to the adjacent streets. Aesthetically, the squares are also significant as defined open spaces within the densely built up urban context of Carlton, with their mature trees and plantings pointing to their historic origin.

RECOMMENDATIONS

A Conservation Management Plan (CMP) should be prepared for each of the squares, or a single CMP which covers all five squares, and includes policies and guidance on issues to do with tree replacement; reinstatement of avenue plantings; and management of change (tree canopy diversification, construction of new amenities, and capacity for reorganisation). The plans should also address future uses and the management and conservation of the social significance of the squares.

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ATTACHMENT E REVISED STATEMENT OF SIGNIFICANCE FOR CARLTON PRECINCT HO1

1.0 HO1 – Carlton Precinct¹

1.1 History

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

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

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

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

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

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

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included

some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.¹⁴ In 1865, allotments along the western edge of Drummond Street were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.¹⁵

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

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

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

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

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

While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its cross roads, including Elgin Street, in the nineteenth century, a number of small retail centres developed elsewhere in the suburb, such as in Barkly Street. This was typical of nineteenth century suburban

development, with small collections of shops and local businesses servicing the immediately surrounding residences. The suburb's many hotels, or pubs, provided a space where local residents could socialise away from the home. Likewise, the hall located at the north-west corner of Kay and Canning streets has been a gathering place for different community groups since its construction in 1885-86, including the San Marco in Lamis Social Club.

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

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

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

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

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

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

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

Carlton was also a centre of so-called 'slum clearance' from the interwar period. The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, was the focus of this activity. The Housing Commission of Victoria (HCV) was most active in this regard, having identified large parts of the suburb as slum reclamation areas. In the 1950s and 1960s, the HCV compulsorily acquired properties, razed them and then redeveloped the sites with new forms of public housing. The first of the low-rise walk up blocks of flats was constructed in Carlton in 1960-61, on the reclamation area bounded by Canning, Palmerston, Nicholson and Elgin streets.⁴² Tower estates were also developed in Carlton by the HCV in the 1960s. The Carlton Estate, between Lygon and Rathdowne streets, was the most densely populated, at 247 people per acre.⁴³ Later, in the 1980s, the renamed Ministry of Housing embarked on a new direction in public housing in Carlton, including refurbishing rather than demolishing existing houses. The Ministry also followed a programme of constructing smaller and less dense infill housing in Carlton, which was well-received. It involved new housing designed by notable architects and intended to be more in sympathy with the historic streetscapes. The area of Carlton in which this early 1980s development occurred was known as the 'Kay Street Reclamation Area'.⁴⁴ While parts of Carlton were occupied by professionals and the independently wealthy, much of Carlton's population in the nineteenth century earned their living through skilled and unskilled trades, including in the building industry.⁴⁵ The suburb has also had a long association with trade unionism, in part due to the presence of Trades Hall at the corner of Lygon and Victoria streets, the southern entrance to the suburb. Other union and trade related places proliferated nearby.

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

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

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

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

Carlton was additionally a focus of the early conservation movement in Melbourne. The Carlton Association was established in 1969, with a focus on urban issues including opposition to the slum clearance work of the HCV.⁵³ The Builders Labourers' Federation (BLF), a Trades Hall affiliated union with a long association with

Carlton, was also involved in the early fight to protect Carlton's heritage. This was through the use of 'green bans' and strike action to protect the built heritage at development sites.⁵⁴

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

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

1.2 Description

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

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

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

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

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

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

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

Another precinct characteristic are buildings with no setbacks and pointed or sharply angled corners, located to the junction of streets which meet at sharp angles; and those which return around corners with canted or

stepped facades. Irregular allotment plans, including those associated with later re-subdivision of the early Government allotments, have also given rise to buildings which diverge from the norm in their form and siting.

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

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

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

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

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

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

1.2.1 Pattern of development

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

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

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

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

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

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

1.2.2 Parks, gardens and street plantings

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

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

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

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

1.3 Statement of Significance

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

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

What is significant?

Carlton Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north during a period of significant population growth. Significant and contributory development in the precinct

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

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

There are areas in the precinct which display different built form characteristics. For example, commercial/retail development on Lygon and Elgin streets differs to the nearby fine-grained residential cottages and smaller terrace rows, and these in turn differ to the grander Boom style terraces and villas in the south of the suburb. It is also difficult to put clear boundaries around these different historic character areas, as the beginning and end of such development is not always evident. This is due to different periods and forms of development occurring in geographical proximity in the precinct. The different development is also historically integrated and related, and all part of the large and diverse Carlton Precinct.

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

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

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

How is it significant?

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

Why is it significant?

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

in 2004 was in recognition of the outstanding universal values associated with this site and its role in the international exhibition movement of the nineteenth and early twentieth centuries. In the later twentieth century, Carlton was the focus of early conservation activism and campaigns to save historic buildings and streetscapes, many of which survive in the precinct but were being impacted by the Housing Commission of Victoria's slum clearance work and public housing construction programme. The precinct is also significant for its historical and ongoing association with the Woiwurrung (Wurundjeri) and Boonwurrung groups of the Kulin Nation, the Traditional Owners of the land, as well as other Aboriginal groups whose members have links to the area. Former generations of Aboriginal people inhabited the precinct area in the pre-contact period, while later generations continue to live, meet and re-connect in Carlton as part of the continuing 'internal migration' of Aboriginal people across Australia.

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

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

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

² As shown in pre-1750s EVC NatureKit, Department of Environment, Land, Water and Planning, see <https://www.environment.vic.gov.au/biodiversity/naturekit> accessed 9 April 2019.

³ Extent Heritage, *City River Aboriginal Cultural Narrative*, for City of Melbourne, 2018, p. 17.

⁴ S Canning and F Thiele, *Indigenous cultural heritage and history within the Metropolitan Melbourne Investigation Area*, for the Victorian Environmental Assessment Council, 2010, p. 21-2.

⁵ S Jackson, L Porter, L Johnson, *Planning in Indigenous Australia: From imperial foundations to postcolonial futures*, Routledge, London, 2017. p. 116.

- 6 Extent Heritage, Traditional Owners engagement, December 2018 to February 2019.
- 7 *Argus*, 22 November 1849, p. 2.
- 8 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015.
- 9 'Plan of the Extension of Melbourne called Carlton', Surveyor-General's Office, 12 November 1853, held at State Library of Victoria.
- 10 *Age*, 17 October 1857, p. 2.
- 11 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 17.
- 12 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 21.
- 13 *Argus*, 25 October 1872, supplement, p 1.
- 14 *Sands & Kenny* directory, 1857.
- 15 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 19.
- 16 G. Whitehead, *Princes Park Cultural Heritage Study*, 1999, p. 2.
- 17 See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- 18 G. Whitehead, *Princes Park Cultural Heritage Study*, p. 7, *The Argus*, **4 September, 1890, p. 10.**
- 19 See <http://www.blueseum.org/tiki-index.php?page=Princes%20Park>, 5 June 2015.
- 20 See Victorian Heritage Register citation for Royal Exhibition Building and Carlton Gardens (VHR H1501).
- 21 UNESCO World Heritage 'Justification for inscription'.
- 22 *Sands & McDougall* directory, 1873
- 23 *Sands & McDougall* directory, 1873.
- 24 *Sands & McDougall* directory, 1873, City of Melbourne rate books, Smith Ward, 1874, rate nos 2111-2118 (for example), VPRS 5708/P9, Volume 13, Public Record Office Victoria.
- 25 Hotel listings for Carlton, *Sands & McDougall* directory, 1873.
- 26 City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 14.
- 27 City of Melbourne rate books, Smith Ward, 1868, rate nos 2501-2510, VPRS 5708/P9, Volume 7, Public Record Office Victoria, and based on extant bluestone houses on Murchison Street.
- 28 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 31
- 29 Peter Yule (ed.), *Carlton: a History*, Melbourne University Press, Carlton, 2004, p. 337.
- 30 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- 31 *Argus*, 12 February 1916, p. 18; *Age*, 21 February 1930, p. 12.
- 32 See for examples, buildings at 8 Palmerston Place, 280-284 Drummond Street and examples on MMBW detail plan no. 1190.
- 33 'The City and Suburban Reserves, II. Carlton,' *Argus* 14 March 1883, p.8.
- 34 John Guilfoyle was the brother of William Guilfoyle, Director of Melbourne's Botanic Gardens; see G. Whitehead, *Civilising the City: A History of Melbourne's Public Gardens*, p.115.
- 35 Based on a comparison of residences in Kay Street and Drummond Street: City of Melbourne rate books, Volume 29, 1890, Victoria Ward, rate nos 2721-2756 and Smith Ward, rate nos 1730-1760, VPRS 5708/P9, Public Record Office Victoria.
- 36 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 38.
- 37 *Sands & McDougall* directory, 1890.
- 38 Pam McLean and Malcolm Turnbull, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 59-60.
- 39 As quoted in Pam McLean & Malcolm Turnbull, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 60.
- 40 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 41 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 42 'Twenty-third annual Report of the Housing Commission Victoria, for the period 1 July 1960 to 30 June 1961', 1961, Parliament of Victoria Library, p. 14.
- 43 Peter Mills, *Refabricating the towers: The genesis of the Victorian Housing Commission's high-rise estates to 1969*, Thesis submitted for Doctor of Philosophy, School of Philosophical, Historical and International Studies, Faculty of Arts, Monash University, 2010, p. 290.
- 44 Housing Commission Victoria, 'Annual Report 1979-80', 1980, F D Atkinson, Government Printer, p. 19, Victorian Parliamentary Library.
- 45 Carlton Forest Group, 'Among the Terraces: Work in Carlton', Carlton Forest Project, North Carlton, c. 1987, p. 6.

- 46 Katie Holmes, 'Among the Terraces: Work in Carlton', Carlton Forest Group, Ability Press, c. 1987, p. 5.
- 47 *Sands & McDougall directory*, 1900.
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- 49 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 134, 138.
- 50 Harriet Edquist and Elizabeth Grierson, *A Skilled Hand and Cultivated Mind: A Guide to the Architecture and Art of RMIT University*, RMIT University, 2008, pp. 92-3.
- 51 Maryrose Casey, *Creating Frames: Contemporary Indigenous Theatre 1967-1990*, University of Queensland Press, 2004, p. 63.
- 52 Bill Garner, in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 199
- 53 David Beauchamp and Frank Strahan, 'Fighting for Carlton', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, pp. 156-157.
- 54 Gordon McCaskie, 'The Voice of the Working Classes – Trades Hall and the union movement', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 427.
- 55 Sue Chambers, 'The Community Takes Action – Carlton Residents Association', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 166.

ATTACHMENT F CARLTON HERITAGE REVIEW - ADDITIONAL RECOMMENDATIONS

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MEMORANDUM

TO	Molly Wilson , City of Melbourne	FROM	Lovell Chen
RE	Carlton Heritage Review – additional recommendations	DATE	October 2021 (<u>updated February 2023</u>)

The memorandum below presents recommendations for changes to the Heritage Overlay, building gradings and the findings of the additional assessments undertaken between May and July 2020 as part of the Carlton Heritage Review. The memorandum was updated in February 2023 to remove references to recommended changes that have been implemented through Amendment C396.

One place ~~Places~~ within the Carlton Heritage Review Study area which have has been addressed through the separate Amendment C396 Heritage Category Conversion are is included below at the end of this memorandum. This incorporates gradings reviews and addressing/mapping corrections. Amendment C396 was exhibited in February 2021.

Assessment recommendations

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
17-21 Argyle Place South HO1	Yes Contributory	Contributory HO1	Addressing	Update addressing in Heritage Places Inventory to apply contributory grading to 17 Argyle Place South only. 17 Argyle Place South is a two-storey Victorian residence, and a contributory grading is appropriate. The late twentieth building at 19-21 is not of heritage value.

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
245-249 Cardigan Street 101612 HO34	Yes Significant	Contributory HO1	Review grading	<p>Include in HO1 as contributory property.</p> <p>HO34 is a single property and comprises three separate Victorian-era residences, constructed 1872-1874, with visible alterations. HO34 is included in the Heritage Places Inventory Part A as significant.</p> <p>Given the extent of change, it is recommended that contributory is a more appropriate category for these buildings and that HO1 be extended to include 245-249 Cardigan Street. The heritage buildings contribute to HO1, as they demonstrate the mix of built form which characterised Carlton in the nineteenth century.</p> <p>It is recommended that HO34 be deleted from 43.01 and 245-249 Cardigan Street be incorporated into HO1 as contributory.</p> <p>Contributory</p>

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
251-257 Cardigan Street 104450 No Heritage Overlay	Yes Significant	Contributory HO1	Review grading	<p>Included incorrectly in Part A Inventory as significant. This property is not currently in the HO.</p> <p>Include in Heritage Overlay in HO1 precinct as contributory building.</p> <p>Substantial c. 1860s hotel building which retains its form and upper level openings, with alterations at ground floor and additions to rear (1990s). It remains legible as a substantial corner hotel building from the mid-nineteenth century. It has historical value at a local level, as an early hotel in the suburb. It is of representative value at a local level, retaining characteristics of mid-nineteenth century hotel buildings, including the splayed corner entrance, understated detailing including quoins to corners and string courses articulating floor level, and narrow window openings at first and second floor levels.</p> <p>The previous D grading translates to a contributory grading, and</p>

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
				<p>this is considered appropriate.</p> <p>The property is currently separated from the mapped extent of HO34 by a laneway. The schedule currently identifies the extent of HO34 as '245-257 Cardigan St, Carlton', which differs from the mapped extent.</p> <p>The property at 251-257 Cardigan Street is of sufficient heritage value to warrant an HO control. It is proposed to extend the boundaries of HO1 to include this property as a contributory building.</p> <p>The HO1 mapping and the Heritage Places Inventory should be updated to reflect this.</p> <p>Contributory</p>
<u>374-386 Cardigan Street, Carlton including only 378, 380 and 382 Cardigan Street, 242</u>	<u>Yes</u>	<u>Contributory HO1</u>	<u>Addressing Review grading</u>	<u>Panel recommended an amendment to the Heritage Places Inventory February 2020 Part A.</u> Contributory

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) March 2022	Recommend -ed grading / HO	Issue	Recommendation reason
<u>Palmerston Street and 21 and 23 Waterloo Street</u> <u>HO1</u>				
<u>38 Dorritt Street</u> <u>HO1</u>	<u>Yes</u>	<u>Contributory</u> <u>HO1</u>	<u>Review</u> <u>grading</u>	<u>Panel recommended an</u> <u>amendment to the</u> <u>Heritage Places</u> <u>Inventory February 2020</u> <u>Part A.</u> Contributory
7 Drummond Place 102599 HO1	No	Contributory HO1	Review grading	Two storey brick nineteenth century brick residence, gable roof, laneway location. Demonstrative of density of development in Carlton during nineteenth century, which included development in laneways. Heritage Places Inventory to be updated to identify 7 Drummond Place as a contributory place within HO1. Contributory
10-14 and 16-20 Drummond Place HO1	Yes (18-20) Contributory	Non- contributory HO1	Review grading	Graded building demolished and replaced with modern development constructed at property in c. 2017.

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021)March 2022	Recommend -ed grading / HO	Issue	Recommendation reason
56 Drummond Street 102773 HO1	Yes Contributory	Significant HO1	Review grading	Two storey terrace residence. Compares with Victorian terrace residences in Carlton which are significant buildings. Significant
92-94, 96 and 98 Drummond Street (92-94 and 96 Drummond street) 510624, 510625, 510626 HO1	Yes (98) Contributory No (92-94, 96)	Significant HO1	Address- ing Review grading	Three addresses for one building. All three property addresses should be listed as significant in the Heritage Places Inventory. This is a c. 1884 school hall, constructed as part of the St Andrews Gaelic Church complex, believed to have been to a design by architect Leonard Terry of Terry & Oakden. The 1850s church was demolished in the c. 1930s. Religion and religious places are an important historical theme in Carlton. 92-94 and 96 Drummond Street were included in Amendment C396. These properties had been incorrectly omitted from Amendment C258 and the Heritage Places Inventory. Significant (all)

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
<u>153 Drummond Street Carlton</u> <u>HO1</u>	<u>Yes</u>	<u>Contributory</u>	<u>Review Grading</u>	<u>Panel recommended an amendment to the Heritage Places Inventory February 2020 Part A.</u> <u>Contributory</u>
280-286 Drummond Street (4 terraces) 102730 102729 102728 102727 HO1	No	Contributory HO1	Review grading	280-284 Drummond Street – terrace row of three residences, constructed c. 1873. Row has undergone some alterations, including addition of central wing walls. Compares with other Victorian-era terrace residences in HO1. 286 Drummond Street – shop constructed c. 1878. Shopfront altered. Demonstrative of important phase of development in Carlton in the mid-late nineteenth century. Contributory (all)
47-49 Elgin Street 103065 HO1	No	Contributory HO1	Review grading	The 1984 Carlton study map shows this building as C graded. Relatively intact two- storey brick interwar office/warehouse, constructed in c. 1940 (BA 47/9 Elgin Street, BA

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March</u> <u>2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
				21680, 26 November 1940 – Erection of building). Demonstrates historical theme of small-scale manufacturing development in the suburb. Contributory
52 Faraday Street 512796 HO1	No	Non- contributory HO1	Review grading	Constructed as an extension to 54 Faraday Street in c. 1984. Not of heritage value. Non-contributory
54 Faraday Street 512797 HO1	No	Contributory HO1	Review grading	Two-storey rendered brick dwelling with visible chimney, dating from c. 1910s Contributory
185-187 Faraday - 103686 HO1	Yes Significant	Significant HO1	Review gradings	185-7 Faraday Street is significant in Heritage Places Inventory- Part A . This grading is confirmed. An unusually ornate two- storey rendered Victorian commercial building with moulded detailing. Substantially intact at first floor level, with Serlian window arrangement flanking central pilastered bay at first floor level, rosettes and dentils below overhanging cornice. Ground floor alterations

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
				<p>existed at time of original study. Ground floor altered, but retains original quoining at either end and plinths to original shop fronts.</p> <p>Significant.</p>
189-193 Faraday - 103688 HO1	Yes Significant	Non- contributory HO1	Review gradings	<p>189-193 Faraday Street is significant in the Heritage Places Inventory Part A.</p> <p>Two-storey interwar warehouse building.</p> <p>Extensively altered since original study, including removal of all multi-paned windows at ground and first floors, alteration to original entry, and creation of two large new openings at ground floor.</p> <p>Alterations to building since the 1985 study have diminished an understanding of the original presentation of the building. It is recommended this is downgraded to non-contributory.</p> <p>Non-contributory</p>
195-199 Faraday Street 103687	No	Non- contributory HO1	Review grading	<p>Three-storey interwar warehouse/factory building, with detailing</p>

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
HO1				<p>including porthole windows at western end.</p> <p>This building has been significantly altered since original study, including rendering of face brick and changes to openings.</p> <p>Alterations to building since the 1985 study have diminished an understanding of the original presentation of the building.</p> <p>Non-contributory.</p>
10-14 Grattan Place 515606 HO1	No	Contributory HO1	Review grading	<p>Pair of simple two-storey brick residences from c. 1885-1890. Demonstrate modest residential development in laneways in Carlton during the nineteenth century.</p> <p>Contributory (both 10 and 14)</p>
<u>89-109 Grattan Street, Carlton including only 101- 103, 105 and 107- 109 Grattan Street (including 40-44</u>	<u>Yes</u>	<u>Significant HO1</u>	<u>Addressing Review Grading</u>	<p><u>Panel recommended an amendment to the Heritage Places Inventory February 2020 Part A.</u></p> <p><u>Significant</u></p>

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March 2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
<u>Grattan Street)</u> <u>HO1</u>				
4 and 6 O'Connell Lane 106988 HO1	No	Contributory HO1	Review grading	Shown as A graded on 1984 study map, likely as a result of being at rear of terrace row at 186-196 Drummond Street. Also 4 O'Connell Lane (110802). Building appears to be a workshop/garage of c. 1910s construction (CoM Building Application Index, 12.12.1918, new coach house BA 1712.). Building now has two street addresses: 4 and 6 O'Connell Lane. Contributory. (both 4 and 6)
5-21 Pelham Street HO81	No	Former Children's Hospital site. Princess May Pavilion, Nurses Home and Administrati on Building: significant Three Victorian terraces to	Addressing	Due to different significance categories within the site, the HO is to be classed as a precinct. Different significance categories have been identified across the Heritage Overlay, as detailed in HO81- Former Children's Hospital Precinct citation. A map of the HO has been

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March</u> <u>2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
		Drummond Street: contributory 1980s townhouses and 1990s office developmen t: non- contributory HO81		prepared showing the significance categories.
60 Pelham Street 107558 HO1	No	Contributory HO1	Review grading	Part of simple two-storey Victorian terrace row at 60-70 Pelham Street. Nos 64-70 graded D/contributory. The whole row should be contributory, some alterations. Demonstrates typical residential development in nineteenth century Carlton, and contributes to HO1. Contributory
62 Pelham Street 107557 HO81	No	Contributory	Review grading	As above. Contributory
61 University Street 109570	No	Non- contributory HO1	Review grading	This building was constructed in c. 1990 and does not contribute to the

Address/ Property ID/HO number	Included in Heritage Places Inventory Part A (February 2020, amended May 2021) <u>March</u> <u>2022</u>	Recommend -ed grading / HO	Issue	Recommendation reason
HO1				heritage values of the precinct. Non-contributory

Amendment C396 places in Carlton Heritage Review study area

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
16 Barkly Street/1-13 Elgin Street 103051 HO1	No	Contributory HO1	Addressing	Part of Amendment C396. Contributory gradings applies to the single- storey nineteenth century cottage at this address, which faces Barkly Street, and not to the adjoining industrial building/motor garage, which appears to also be part of the address.
18-22 Cardigan Street 101708, 664003, 664004 HO35	Yes Significant	Contributory HO35	Review grading	Part of Amendment C396. HO35 is significant; the individual properties have been graded as contributory, reflecting their relatively simple form and detailing in the Carlton context. Citation prepared as part of Carlton Heritage Review. Contributory
334-344 Drummond Street HO45	No	Significant HO45	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
112 Faraday Street	Yes Contributory	Contributory HO1	Addressing /mapping	Part of Amendment C396 Mapping corrected as part of Amendment C396 to

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
HO1				remove HO57 from 112 Faraday Street and apply HO1 to 112 Faraday Street.
249-263 Faraday Street HO57	No	Significant HO57	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
2-40 Lygon Street HO663	No	Significant HO663	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
98-126 Lygon Street HO406	No	Significant HO406	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
320 Lygon Street (rear building) 106209 HO1	No (rear building) Yes (320 Lygon Street) Contributory	Non- contributory (rear building) Contributory (320 Lygon Street) HO1	Review grading (rear building)	Part of Amendment C396. Grading review applies to rear building, previously graded C in 1985 study. Two-storey brick skillion roofed structure, possibly a workshop dating from the interwar period (c. late 1920s). Recent aerial photography (Nearmap) confirms the existence of a structure which broadly

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
				<p>appears to that shown in the 1985 BIF.</p> <p>A brick structure is visible on the 1896 MMBW plan, although the form of this building is not known. A rate book entry for 1929 notes a 'brick house + factory' at the 320 Lygon Street property. The word 'factory' is written in pencil, perhaps indicating a recent use or construction (CoM rate book, 1929, Smith Ward, rate no. 1071).</p> <p>This building is not visible from the public domain and its level of intactness is unable to be ascertained. Its lack of visibility means its ability to contribute to the heritage precinct is unable to be ascertained.</p> <p>Due to this, a grading for this place cannot be confirmed.</p> <p>Contributory grading still applies to 320 Lygon Street.</p> <p>Contributory</p>

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
331-335 Lygon Street HO1	No	Significant HO1	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
414-422 Lygon Street HO1	No	Significant HO1	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
16-26 Orr Street HO70	No	N/A	Mapping corrected.	Addressed as part of Amendment C396. Building has been demolished. Remove HO70 16-20 Orr Street from the Heritage Overlay.
180 Palmerston Street (178-204 Queensberry Street) HO976	No	Significant HO976	Omitted from C258	Part of Amendment C396. Includes: <ul style="list-style-type: none">• 180 Palmerston Street (Church of All Nations and Organ)• 180A Palmerston Street (Church Hall). Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
221-239 Palmerston Street HO65	No	Significant HO65	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
				exhibited Amendment C258 Heritage Inventory.
19 Queens- berry Street HO87	No	Significant HO87	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
21 Queens- berry Street HO482	No	Significant HO482	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
23 Queens- berry Street HO482	No	Significant HO482	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
59 Queens- berry Street HO90	No	Significant HO90	Omitted from C258	Part of Amendment C396 Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.
106-108 Queens- berry Street HO96	No	Non- contributory HO1	Review grading D in individual HO	Reviewed as part of Amendment C396. Downgraded as heritage building has been demolished and replaced with a modern apartment building. Amendment C396 recommendation to delete HO96, and the

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
				property to remain in HO1 as non-contributory. Non-contributory
29-31 Rathdowne Street HO809	No	Significant HO809	Review grading D in individual HO	Citation prepared for Carlton Heritage Review and exhibited as part of Amendment C396. Former manufacturing building, constructed in 1919 as a factory for George Khyat's Continental Suspender Manufacturing Company, is of local historical and aesthetic significance. It is distinguished by its tall two-storey form, red brick and render materiality. Significant
35 Rathdowne Street HO992	No	Non- contributory HO992	Addressing /mapping	Part of Amendment C396 Mapping corrected as part of Amendment C396 to remove HO809 from 35 Rathdowne Street and apply HO992 World Heritage Environs Area Precinct to 35 Rathdowne Street
107-123 Rathdowne Street (107 and 109	Yes (111-123 Rathdowne Street) Significant	Significant (107-109) Non- contributory (Modern	Addressing /review grading	Reviewed in Amendment C396. Recommendation for 107- 109 Rathdowne Street to be 'child' address. Intact

Address/ Property ID/HO number	Included in Heritage Places Inventory <u>2022</u> <u>(Amended</u> <u>January</u> <u>2023)Part A</u> <u>(February</u> <u>2020,</u> <u>amended</u> <u>May 2021)</u>	Recommend -ed grading / HO	Issue	Recommendation reason
Rathdowne Street) 108158 HO992		townhouse developmen t) HO992		two-storey Victorian-era terrace pair. Modern townhouse development does not have heritage value. As per C396 review: Pair of grand two-storey terraces, distinguished by elaborate parapets. The pair are associated with the historical development of more substantial dwellings in this area of Rathdowne Street, following the construction of the royal exhibition building in 1880. The pair are in a prime position directly opposite the Royal Exhibition Building. Significant
768-804 Swanston Street	No	Non- contributory HO1	Addressing /mapping	Mapping corrected as part of Amendment C396
25 Victoria Place HO1	No	Contributory HO1	Omitted from C258	Reviewed as part of Amendment C396 as contributory. Victoria Art Statue Store. Omitted or incorrectly categorised in the exhibited Amendment C258 Heritage Inventory.



Punt Road Oval (Richmond Cricket Ground) Heritage Review

Methodology Report

Prepared for the City of Melbourne

27 October 2021₁

[updated February 2023](#)

Acknowledgement of Country

At [Context-GML](#) we acknowledge that we work and live on the land of the Kulin. We know that this land was never ceded, and we respect the rights and interests of Australia's first people in land, culture, and heritage. We acknowledge their Elders past and present and support the concepts of voice, treaty and truth in the Uluru Statement from the Heart.

Report Register

The following report register documents the development and issue of the report entitled Punt Road Oval (Richmond Cricket Ground) Heritage Review, undertaken by [Context-GML](#) in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
2846	1	Draft Report	19 July 2021
2846	2	Final Report	30 July 2021
2846	3	Final Report, incorporating WWCHAC review	27 October 2021
2846	4	Final Panel (Amendment C405) revisions	6 October 2022
2846	5	Revised Methodology Report and Amendment C405 Panel Report	23 February 2023

Quality Assurance

The report has been reviewed and approved for issue in accordance with the [Context-GML](#) quality assurance policy and procedures.

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Addendum

Date prepared: 17 February 2023

This addendum documents the changes incorporated to the Punt Road Oval (Richmond Cricket Ground) Heritage Review 2021 (the Review), in response to the Melbourne Planning Scheme Amendment C405melb *Carlton Heritage Review & Punt Road Oval Heritage Review: Panel Report, 29 November 2022*. The Review was undertaken by Context (now GML Heritage) in 2021–22. The following components of the Review were updated in response to the panel’s recommendations:

- Punt Road Oval (Richmond Cricket Ground) Heritage Review: Methodology Report, October 2021
 - Punt Road Oval (Richmond Cricket Ground) Citation
 - Punt Road Oval (Richmond Cricket Ground) Statement of Significance

These volumes were prepared by GML Heritage in 2021-22. Amendment C405melb was prepared by the City of Melbourne to implement the recommendations in the Carlton Heritage Review November 2021 and the Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021. Amendment C405melb was placed on exhibition from 24 February to 31 March 2022. Three of the submissions received were relevant to the Punt Road Oval. A panel hearing was held from 3 to 7 October 2022, and the Panel delivered its report on 29 November 2022.

The Review reflects the expert and independent opinion of heritage consultants GML Heritage.

The following changes were made to the Review in response to the panel’s recommendations:

10. Amend the Statement of Significance for the Punt Road Oval (HO1400), as shown in Appendix E6 to:
 - a. Update the elements that contribute to the significance of the place under ‘What is Significant?’
 - b. Update the discussion in ‘Why is it significant?’ to reference that cricket ceased being played at the ground in 2011; and clarify its social and aesthetic significance.
 - c. Remove reference to significance in association with Thomas Wentworth Wills.
11. Amend the Heritage Overlay Schedule 1400 to provide for external paint controls only for the Jack Dyer Stand 1913-14 and 1927 wing.

Executive Summary

Introduction

In June 2021, Melbourne City Council engaged Context to carry out a Heritage Review of the Punt Road Oval (Richmond Cricket Ground). Context was re-engaged in September 2021 following review of the Citation for Punt Road Oval (Richmond Cricket Ground) by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. The findings of the Review will support a future Planning Scheme Amendment, administered under the Victorian *Planning and Environment Act (1987)*.

The purpose of the project was to undertake a full heritage review of the Punt Road Oval (Richmond Cricket Ground). The Review also considered Punt Road Oval (Richmond Cricket Ground) within the context of HO2 East Melbourne & Jolimont Precinct.

Key findings and recommendations

The findings of the Review are presented in the individual place citation for Punt Road Oval (Richmond Cricket Ground).

HO2 East Melbourne & Jolimont Precinct

The Review determined that it was appropriate to include Punt Road Oval in the Statement of Significance for HO2 East Melbourne & Jolimont Precinct, because of the historical connections of this area of land with Yarra Park. The Review also determined that Punt Road Oval (Richmond Cricket Ground) met the threshold for a 'significant heritage place' within HO2 in accordance with the category definitions in Local Planning Policy Clause 22.05 of the Melbourne Planning Scheme for heritage places outside the Capital City Zone. Because Punt Road Oval is not part of a collection or group of buildings or places, and in accordance with the definition for significant streetscapes, the Review determined that Punt Road Oval was not located within a Significant streetscape.

Notwithstanding the above, to ensure the statement of significance be listed in the Schedule to Clause 43.01 (Heritage Overlay) entry for Punt Road Oval and be an incorporated document to the Melbourne Planning Scheme, it is recommended that Punt Road Oval be removed from HO2 and be made an individual Heritage Overlay.

Mapping and curtilage

Remove Punt Road Oval (Richmond Cricket Ground) from HO2. (Map No. 09ho).

Punt Road Oval (Richmond Cricket Ground)

Significance

In this Review, Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, was assessed as being significant as an individual place. The Review found Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, to be of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne. A full citation including a Statement of Significance was therefore prepared for the place.

It is recommended that Punt Road Oval (Richmond Cricket Ground) be made an individual Heritage Overlay. To this end it is recommended that:

- Punt Road Oval be made an individual Heritage Overlay in the Schedule to Clause 43.01 (Heritage Overlay)

- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be listed in the entry for Punt Road Oval in the Schedule to Clause 43.01 (Heritage Overlay)
- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be an incorporated document to the Melbourne Planning Scheme.

Mapping and curtilage

The Heritage Overlay polygon for Punt Road Oval (Richmond Cricket Ground) should extend to the Punt Road Oval ~~property~~ boundary including the small areas of land within the Punt Road Oval ~~property~~ boundary not currently included in the HO2 boundary, and extend to include the small section of parkland in the southeast corner removed from HO2 (see Figure 3.1). Applying the Heritage Overlay polygon to the Punt Road Oval ~~property~~ boundary is consistent with the general direction in PPN01 for curtilages and Heritage Overlay polygons. Extending the curtilage to include the additional area of parkland in the south east corner is important for ensuring an appropriate setting for the place is retained and for ensuring its significant landmark qualities are retained and protected.

To this end, the following is recommended:

- Apply the new Heritage Overlay to the extent of Punt Road Oval (Richmond Cricket Ground) and the small section of parkland to the southeast removed from HO2 and include the small areas of land within the Punt Road Oval ~~property~~ boundary not previously included in HO2.
- Amend the name on the Heritage Overlay Map (Map No. 09ho) to: 'Punt Road Oval (Richmond Cricket Ground)'.

Schedule to Clause 43.01 (Heritage Overlay)

Punt Road Oval (Richmond Cricket Ground) should be made an individual Heritage Overlay with the statement of significance included in the Schedule to Clause 43.01 (Heritage Overlay) and made an incorporated document to the Melbourne Planning Scheme. Recognition of the Aboriginal history and significance of the Punt Road Oval (Richmond Cricket Ground) should be reflected in the Schedule to Clause 43.01 (Heritage Overlay) of the Melbourne Planning Scheme by adding a 'Yes' in the ninth column 'Aboriginal heritage place?'. External paint controls should be applied for the [Jack Dyer Stand 1913-14 and 1927 wing](#).

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017	Prohibited uses permitted?	Aboriginal heritage place?
HO1400 the	Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne Statement of Significance: Punt Road Oval (Richmond Cricket Ground) October February 20232024	Yes Jack Dyer Stand 1913-14 and 1927 wing	No	No	No	No	No	Yes

Adoption of Punt Road Oval (Richmond Cricket Ground) Heritage Review

It is recommended that Melbourne City Council adopts the Punt Road Oval (Richmond Cricket Ground) Heritage Review:

- Methodology Report
- Methodology Report Appendix 1 Place Citation and Statement of Significance for Punt Road Oval (Richmond Cricket Ground).

1 Introduction

This report details the methodology for the Punt Road Oval (Richmond Cricket Ground) Heritage Review (the Review).

The Review commenced in June 2021 and concluded in July 2021. In August 2021, the City of Melbourne requested a review of the Punt Road Oval (Richmond Cricket Ground) citation by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. The citation was subsequently revised to incorporate feedback produced by the Wurundjeri Woi Wurrung Corporation reviewers for the City of Melbourne in September 2021.

1.1 Purpose

The purpose of the project was to undertake a full Heritage Review (the Review) of Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne. The Review also considered Punt Road Oval (Richmond Cricket Ground) within the context of HO2 East Melbourne & Jolimont Precinct.

The findings of the Review will support a future Planning Scheme Amendment, administered under the Victorian *Planning and Environment Act (1987)*.

1.2 Project background

The Richmond Cricket Ground & Pavilion, Yarra Park, was assessed in the East Melbourne & Jolimont Conservation Study, 1983. The place had heritage protection following implementation of the recommendations of the East Melbourne & Jolimont Conservation Study from the 1980s. It is located with Heritage Overlay HO2 East Melbourne & Jolimont Precinct.

It was previously included in the City of Melbourne's Heritage Places Inventory as a C-graded building with no streetscape grading. At the time of finalising this report, it was not included in the City of Melbourne Heritage Places Inventory.

The heritage grading for the Richmond Cricket Ground and Pavilion should have been converted from the previous A to D system to a contemporary Significant, Contributory, Non-Contributory category system and included in the Heritage Places Inventory through *Amendment C258 Heritage Policies Review and West Melbourne Heritage*. However, it was omitted from Amendment C258 in error.

Heritage consultants Lovell Chen undertook the Amendment C258 heritage grading conversion. The Richmond Cricket Ground & Pavilion was included in the spreadsheet of properties given to Lovell Chen as part of the desktop review for Amendment C258, listed as Punt Road Oval with a building grading of C. Attachment 4 to Lovell Chen's expert evidence to the Amendment C258 Panel shows that Lovell Chen reviewed the building category as Significant and that they noted that it has been 'Associated with Richmond Cricket Club since the mid-1850s, and with the Richmond Football Club (home of the Tigers) since the 1880s. Of historical and social significance. Also has an Edwardian grandstand'.

The City of Melbourne is undertaking a follow-up amendment to Amendment C258 called *Amendment C396 Finalisation of the Heritage Places Inventory*. The Richmond Cricket Ground and Pavilion has also been omitted from Amendment C396 in error.

1.3 Study area



Figure 1.1 The study area for the Punt Road Oval (Richmond Cricket Ground) Heritage Review. (Source: City of Melbourne)

The study area is contiguous with the property boundary for Punt Road Oval (Richmond Cricket Ground). The [Review and site investigations](#) considered the study area and its surrounds. Related features immediately adjacent to the boundary were noted, including the Jack Dyer statue and Jack Dyer Foundation Wall of Honour to the west of the site.

1.4 Limitations

The project was undertaken in a short timeframe as required by the City of Melbourne.

The limitations arising from COVID-19 government health restrictions impacted the ability to carry out some historical archival research. This included being unable to look at the Reserve file held by the Department of Environment, Land, Water and Planning (DELWP) at their Knox office because visitors were not permitted in the office and all staff were working remotely.

Contact was made with Richmond Football Club (via phone and email) to request access to the Punt Road Oval. Permission from Richmond Football Club to access the site did not eventuate.

The available timeframe did not allow for an assessment of Aboriginal cultural values or a comprehensive assessment of social values.

1.5 Project team

The Review was carried out by Dr Christina Dyson, Dr Helen Doyle, Dr Kim Roberts and Juliet Berry. The contextual and place histories for the individual place citation were prepared by historian Dr Helen Doyle with assistance from Sophia Hanger.

1.6 Acknowledgements

We acknowledge the assistance of Anita Brady in relation to resources for comparative analysis.

1.7 Shortened forms

DELWP	Department of Environment, Land, Water and Planning
HERMES	Victoria's Heritage Database supported by Heritage Victoria
HO	Heritage Overlay
MMBW	Melbourne and Metropolitan Board of Works
PPN01	Planning Practice Note 1—Applying the Heritage Overlay (DELWP, August 2018)
PROV	Public Record Office Victoria
SLV	State Library Victoria
VHD	Victorian Heritage Database
VHR	Victorian Heritage Register

2 Methodology

2.1 Introduction

The Review has been undertaken in accordance with *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (the Burra Charter) and Planning Practice Note 1 'Applying the Heritage Overlay' (DELWP, August 2018) (PPN01).

The approach was developed to fulfil the key tasks set out in the brief:

- Clarify the place name.
- Undertake a full heritage review of the Richmond Cricket Ground and Jack Dyer Stand.
- Prepare a full citation.
- Recommend changes if any to the Schedule to Clause 43.01 (Heritage Overlay).
- Review the statement of significance for HO2 East Melbourne & Jolimont Precinct and revise the statement of significance if required.
- Recommend a heritage category using the current Significant, Contributory, Non-contributory system.

2.2 Scope

The Review involved the following tasks:

- Review of the East Melbourne and Jolimont Conservation Study, 1983.
- Historical research, using accessible primary and secondary resources (for example, public records, historical maps and images, online sources, published sources). The aim of the research was to:
 - determine the reservation date and details for the sporting ground
 - clarify the site name
 - determine an establishment date for the oval
 - determine build dates for the stands and other structures and/or key phases of development
 - determine owners at key development stages, builders or architects, if possible
 - determine any significant associations
 - clarify extent of changes
 - determine the historical themes the place is connected to.
- A site inspection around the full site (external areas only) and surrounding areas. This was aimed at identifying and photographing key site features that appeared to be early or directly associated with the historic layout and use of the place, and that appeared to retain a high level of integrity. The site inspection also considered the visibility and prominence of the place from outside its boundaries, in order to understand streetscape presence and contribution.

- Comparative analysis of the place against key themes identified through the historical research and field survey.
- Assessment of the heritage value of the place using the recognised heritage criteria included in PPN01.
- Preparation of a full citation for the place, in accordance with PPN01, using the template provided by the City of Melbourne. The citation includes:
 - a cover sheet
 - the address and City of Melbourne Property ID
 - clear representative images of the place
 - a small locational map
 - a place history with historical images and plans where available
 - a place description and statement about integrity
 - a comparative analysis
 - an assessment against the recognised criteria
 - recommendations, including for the Schedule to Clause 43.01
 - a table showing gradings for the place from previous studies
 - a statement of significance.
- Review of the precinct citation for the East Melbourne and Jolimont Precinct (HO2) in Heritage Precincts Statements of Significance February 2020 (Incorporated Document, Schedule to Clause 72.04).
- Assigning an appropriate building category and streetscape grading for the place, with reference to the definitions in Clause 22.05 of the Melbourne Planning Scheme for ‘Significant’, ‘Contributory’ and ‘Non-contributory’ places and ‘Significant’ or ‘Non-contributory’ streetscapes.
- Review of the citation by Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation.

2.3 Resources

A wide range of general history sources and local history sources were consulted as part of the Review. This included published sources (both primary and secondary resources), but also archival material. The chief holdings consulted included State Library Victoria (books, maps and plans, historical photographs; other digitised records, Victorian Government Gazette online); Public Record Office Victoria; digitised newspapers; Landata (historic aerial photographs); and historical photographs from publicly accessible online collections.

A range of online sources were also utilised for research, including the Encyclopedia of Melbourne, Victorian Places, and the Australian Dictionary of Biography.

2.4 Criteria

Consistent with PPN01, the assessment of the heritage value of the Punt Road Oval (Richmond Cricket Ground) used the following recognised heritage criteria:

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

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

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

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

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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

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

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

2.5 Review components

The Review involved the preparation of a full citation and statement of significance for Punt Road Oval (Richmond Cricket Ground) (discussed here in Section 2.5.1) and a review of the statement of significance for HO2 East Melbourne & Jolimont Precinct (discussed below in Section 2.5.2).

2.5.1 Citation for Punt Road Oval (Richmond Cricket Ground)

The citation for the Punt Road Oval (Richmond Cricket Ground) includes the following components:

Historical context and place history

The contextual history is drawn from 'Thematic History: A history of the City of Melbourne's urban environment' by Context Pty Ltd (2010), and historical information in the East Melbourne & Jolimont Precinct statement of significance (Melbourne Planning Scheme Incorporated Document: Heritage Precincts Statements of Significance, February 2020). The contextual history includes two new historical themes of particular relevance to the study area, but which are not sufficiently addressed in the existing thematic history — Australian Rules football, and Grandstands and pavilions.

The place history is broadly chronological. It includes a history of the use and development of Punt Road Oval and of the place components. The contextual and place histories informed the assessment of historical, representative, social and associative significance.

Description

This section provides a description of the place as a whole, its setting, and its component parts. A site survey was carried out to inform the description. Build dates and sequences of development and change were supported by the place history.

Integrity

This section summarises changes and relative intactness of the place as a whole and of the Jack Dyer Stand in particular. It includes a statement of the extent to which the place and the Jack Dyer Stand retain the ability for their heritage values to be appreciated and understood.

Comparative analysis

Comparative analysis was undertaken to substantiate significance of the place. The comparative analysis draws on other similar places within the City of Melbourne in the Heritage Overlay or on the Victorian Heritage Register. Where directed by the contextual history of the place, the comparative analysis was also expanded to include examples in other municipalities and examples on the Victorian Heritage Register where these places had a similar history or represented comparable historical themes. The main references for comparative analysis were the Hermes and Victorian Heritage databases.

Significance assessment

In accordance with PPN01, heritage places may be identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of local significance includes those places that are important to a particular community or locality. PPN01 advises that an assessment of whether a place meets the local or State threshold should be determined in relation to recognised heritage criteria, as listed in Section 2.4.

In those criteria, the term 'our cultural or natural history' should be understood as the City of Melbourne's or East Melbourne and Jolimont's cultural or natural history.

A discussion was prepared for each of the criteria considered to meet the threshold of local significance, and presented in the Statement of Significance.

The Heritage Council of Victoria's *Guidance on Identifying Places and Objects of State-Level Social Value in Victoria* (2019) were adopted as the best approach in assessing local social significance.

Statement of significance

A statement of significance was prepared for Punt Road Oval because it was found to meet the threshold of the Significant category against at least one criterion.

The statement of significance was prepared in accordance with the Burra Charter using the PPN01 criteria and applying the thresholds of local or state significance. The statement of significance responds to and is structured in the format recommended by PPN01, as follows:

What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that many be exempt from the need for a planning permit.

How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example "(Criterion G)".

Elements that contribute to the significance of the place are noted in the statement.

2.5.2 HO2 East Melbourne & Jolimont Precinct

Review of HO2 citation

The existing precinct citation for HO2 was reviewed following the heritage assessment of Punt Road Oval (Richmond Cricket Ground). The precinct citation review had three objectives:

1. To confirm whether Punt Road Oval should be retained in HO2.
2. To assign a category of 'Significant', 'Contributory' or 'Non-contributory' to the Punt Road Oval within the context of HO2.
3. To revise the statement of significance for HO2 in relation to Punt Road Oval, if required.

Grading categories

Assigning a heritage category of Significant, Contributory or Non-contributory to the Punt Road Oval within the context of the HO2 East Melbourne and Jolimont Precinct used the definitions established for the three categories in Clause 22.05 of the Melbourne Planning Scheme for heritage places outside the Capital City Zone.

Significant

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

Contributory

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

Non-contributory

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

Streetscape grading

The Review considered the streetscape contribution of Punt Road Oval to HO2. 'Streetscapes' are defined as follows in Clause 22.05 of the Melbourne Planning Scheme:

A streetscape is a collection of buildings along a street frontage. When referred to in relation to a precinct, a streetscape typically contains a majority of buildings which are categorised significant or contributory. (Clause 22.05)

A 'significant streetscape' is defined as follows in Clause 22.05 of the Melbourne Planning Scheme

Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right. (Clause 22.05)

2.5.3 Mapping and curtilage

PPN01 provides guidance on defining curtilages and Heritage Overlay polygons for heritage places and associated land. It states the following in regard to the mapping of heritage places:

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

The area abuts the boundary of HO194 for Yarra Park. Yarra Park is also registered on the Victorian Heritage Register (H2251) and therefore subject to the provisions of the *Heritage Act 2017*.

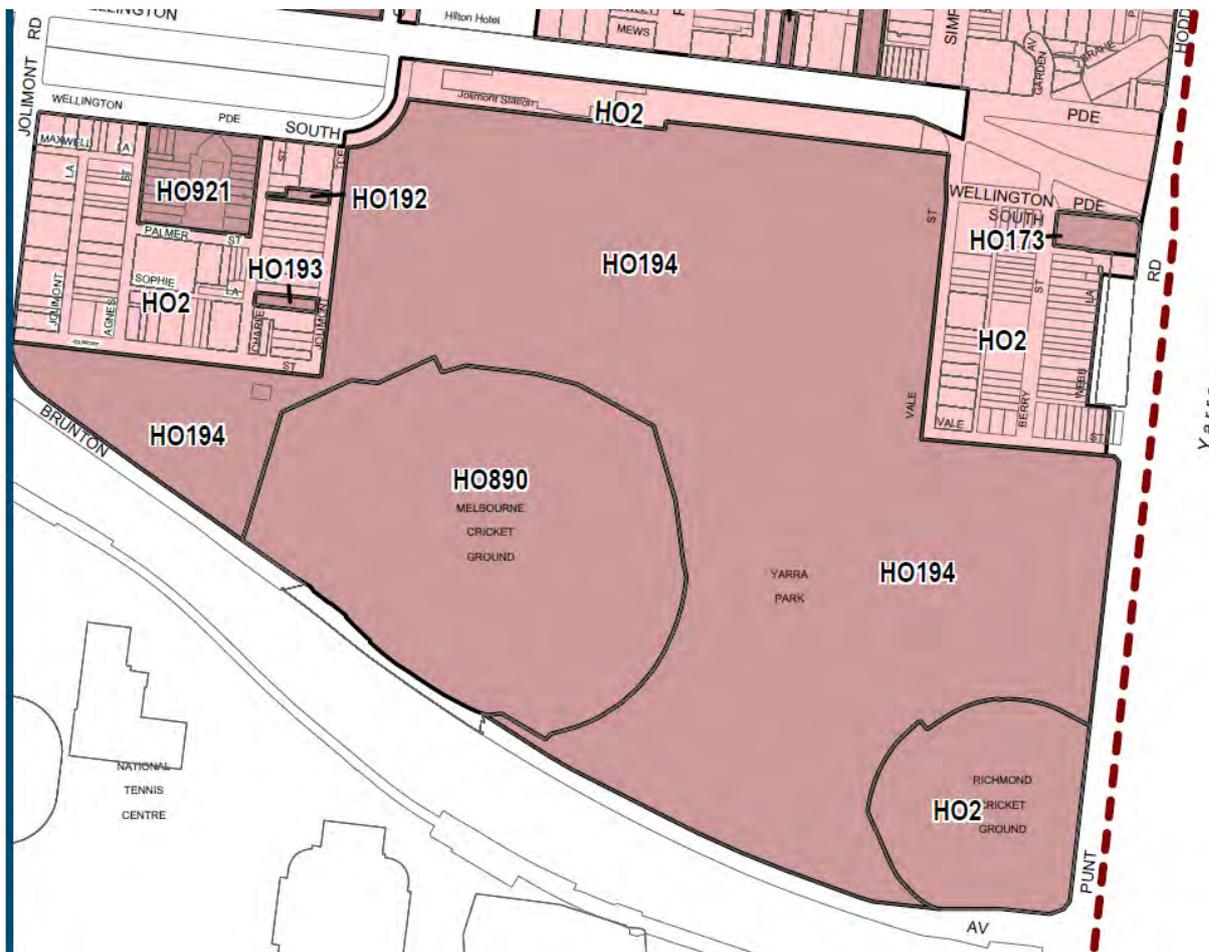


Figure 2.1 The existing map in the Melbourne Planning Scheme for Map No. 09ho shows the Richmond Cricket Ground as part of HO2. The dark pink colour indicates the grading of Significant.

A locational map is included at the start of the individual place citation. A locational map also accompanies the Statement of Significance for Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne. The recommendations for the curtilage and mapping are addressed in Section 3.2.2.

3 Findings and recommendations

3.1 HO2 East Melbourne and Jolimont Precinct

3.1.1 Statement of significance

The Review determined that Punt Road Oval was appropriately included in the Statement of Significance for HO2 because of the historical connections of this area of land with Yarra Park. The Review also determined that Punt Road Oval (Richmond Cricket Ground) met the threshold for a 'significant heritage place' within HO2 in accordance with the category definitions in Local Planning Policy Clause 22.05 of the Melbourne Planning Scheme for heritage places outside the Capital City Zone. Because Punt Road Oval is not part of a collection or group of buildings or places, and in accordance with the definition for significant streetscapes, the Review determined that Punt Road Oval was not located within a Significant streetscape.

The previous recommendation of the Review (in July 2021) was to retain Punt Road Oval as part of HO2 East Melbourne & Jolimont Precinct and for it to be assigned the category 'Significant' in the Heritage Places Inventory for HO2 East Melbourne & Jolimont Precinct, in accordance with the category definitions in Local Planning Policy Clause 22.05 of the Melbourne Planning Scheme.

In October 2021, DELWP advised the City of Melbourne that it would be unlikely to support a separate statement of significance for Punt Road Oval being included in the entry for HO2 in the Schedule to Clause 43.01 (Heritage Overlay), because this would not be consistent with the situation for other significant places within HO2.

Pursuant to the advice from DELWP to the City of Melbourne in October 2021, to ensure the statement of significance can be listed in the Schedule to Clause 43.01 (Heritage Overlay) entry for Punt Road Oval and be an incorporated document to the Melbourne Planning Scheme, it is now recommended that Punt Road Oval be removed from HO2 and be made an individual Heritage Overlay.

3.1.2 HO2 Mapping and curtilage

Remove Punt Road Oval (Richmond Cricket Ground) from HO2 (Map No. 09ho).

3.2 Punt Road Oval (Richmond Cricket Ground)

3.2.1 Significance

In this Review, Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, was assessed as being significant as an individual place. The Review found Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne, to be of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne. A full citation, including a Statement of Significance, was therefore prepared for the place.

Rather than assigning it the category of Significant within HO2 East Melbourne & Jolimont Precinct, it is recommended that Punt Road Oval (Richmond Cricket Ground) be made an individual Heritage Overlay. To this end it is recommended that:

- Punt Road Oval be made an individual Heritage Overlay in the Schedule to Clause 43.01 (Heritage Overlay)
- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be listed in the entry for Punt Road Oval in the Schedule to Clause 43.01 (Heritage Overlay)

- the statement of significance for Punt Road Oval (Richmond Cricket Ground) be an incorporated document to the Melbourne Planning Scheme.

3.2.2 Mapping and curtilage

The Heritage Overlay polygon for Punt Road Oval (Richmond Cricket Ground) should extend to the Punt Road Oval ~~property~~ boundary including the small areas of land within the Punt Road Oval ~~property~~ boundary not currently included in the HO2 boundary, and extend to include the small section of parkland in the southeast corner removed from HO2 (see Figure 3.1). [The boundary defines the area occupied by the Richmond Football Club; on the Punt Road and Brunton Avenue sides, the area follows the cyclone wire fencing that separates the area taken up by the football ground from the road.](#)

Applying the Heritage Overlay polygon to the Punt Road Oval ~~property~~ boundary is consistent with the general direction in PPN01 for curtilages and Heritage Overlay polygons. Extending the curtilage to include the additional area of parkland in the south east corner is important for ensuring an appropriate setting for the Oval is retained and for ensuring the significant landmark qualities of the Punt Road Oval are retained and protected.

To this end, the following is recommended:

- Apply the new Heritage Overlay to the extent of Punt Road Oval (Richmond Cricket Ground) and the small section of parkland to the southeast removed from HO2 and include the small areas of land within the Punt Road Oval ~~property~~ boundary not previously included in HO2.
- Amend the name on the Heritage Overlay Map (Map No. 09ho) to: 'Punt Road Oval (Richmond Cricket Ground)'.

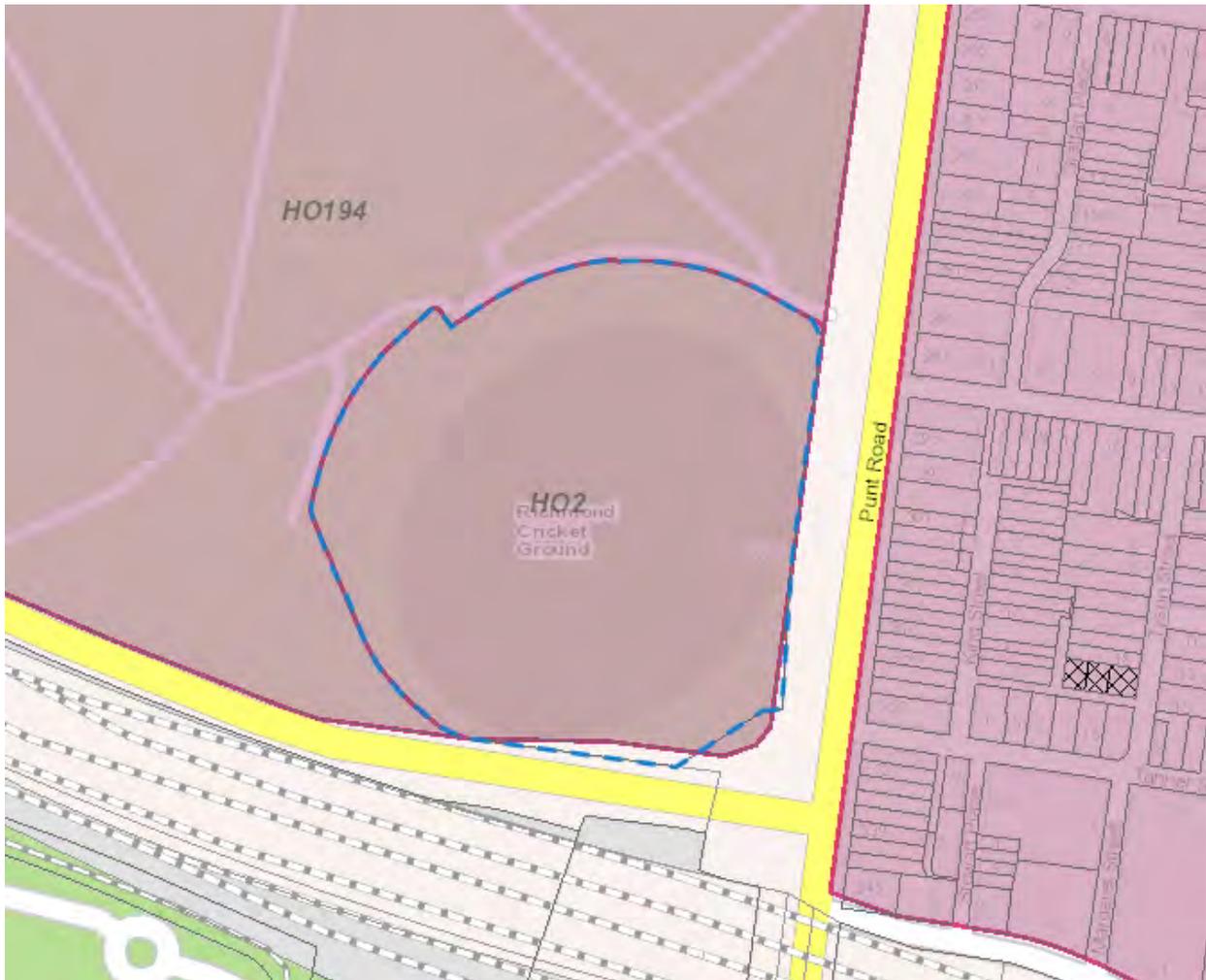


Figure 3.1 Detail of VicPlan map with the Heritage Overlay layer visible. The dashed blue outline denotes the Punt Road Oval ~~property~~ boundary as shown on VicPlan. The boundary defines the area occupied by the Richmond Football Club; the area follows the fencing that separates the area taken up by the football ground from the road, which aligns with the property boundary in the City of Melbourne's mapping system. Note the small 'lip' of land in the south east corner in the existing HO2 boundary. This area of parkland and all land within the Punt Road Oval ~~property~~ boundary are recommended for inclusion in the new Heritage Overlay for Punt Road ~~Oval~~ Oval. (Source: VicPlan, <https://mapshare.vic.gov.au/vicplan/>)

3.2.3 Schedule to Clause 43.01 (Heritage Overlay)

Punt Road Oval (Richmond Cricket Ground) should be made an individual Heritage Overlay with the statement of significance included in the Schedule to Clause 43.01 (Heritage Overlay) as an incorporated document to the Melbourne Planning Scheme.

Recognition of the Aboriginal history and significance of the Punt Road Oval (Richmond Cricket Ground) should be reflected in the Schedule to Clause 43.01 (Heritage Overlay) of the Melbourne Planning Scheme by adding a 'Yes' in the ninth column 'Aboriginal heritage place?' External paint controls should be applied for the Jack Dyer Stand 1913-14 and 1927 wing.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017	Prohibited uses permitted?	Aboriginal heritage place?
HO 1400	Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne Statement of Significance: Punt Road Oval (Richmond Cricket Ground) October 2023 February 2024	Yes Jack Dyer Stand 1913-14 and 1927 wing	No	No	No	No	No	Yes

3.2.4 Adoption of Punt Road Oval (Richmond Cricket Ground) Heritage Review

That Melbourne City Council adopts the Punt Road Oval (Richmond Cricket Ground) Heritage Review:

- Punt Road Oval (Richmond Cricket Ground) Heritage Review—Methodology Report, ~~October 2023~~
[February 2024](#) (Methodology Report)
- Methodology Report Appendix 1 Place Citation and Statement of Significance for Punt Road Oval (Richmond Cricket Ground), ~~October 2023~~
[February 2024](#).

3.2.5 Future work

A future heritage review for East Melbourne and Jolimont should include an assessment of Aboriginal cultural values for the Punt Road Oval (Richmond Cricket Ground).

A future heritage review for East Melbourne and Jolimont should include review of the citation for HO2 East Melbourne & Jolimont Precinct.

Appendices

Appendix 1

Statement of Significance for Punt Road Oval (Richmond Cricket Ground) and [Citation](#)

Punt Road Oval (Richmond Cricket Ground), East Melbourne

SITE NAME: Punt Road Oval (Richmond Cricket Ground)

STREET ADDRESS: Punt Road, East Melbourne

PROPERTY ID: 110265



SURVEY DATE:	June–July 2021	SURVEY BY:	Context
PLACE TYPE:	Individual Heritage Place	EXISTING HERITAGE OVERLAY:	HO2 East Melbourne & Jolimont Precinct
PROPOSED CATEGORY:	Significant	FORMER GRADE:	C
DESIGNER / ARCHITECT / ARTIST:	Thomas Watts & Son, Frank Stapley, AC Leith & Bartlett, Suters Architects	BUILDER:	Click or tap here to enter text.
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	1855–56; 1913–14 and 1927; 1938; 2011

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
Not investigated	
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
Enjoying the City	Public recreation Grandstands and pavilions (NEW) Australian Rules Football (NEW)

RECOMMENDATIONS

~~Recommended as Significant within HO2 (East Melbourne & Jolimont Precinct).~~ [Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an individually Significant place.](#)

Extent of overlay: To the [property Punt Road Oval](#) boundaries [and a small section of Yarra Park to the southeast of the Punt Road Oval, East Melbourne](#). Refer to map.

SUMMARY

Punt Road Oval (Richmond Cricket Ground) is located within the southeast corner of Yarra Park, East Melbourne. Punt Road Oval is part of the traditional territory of the Wurundjeri Woiwurrung people of the East Kulin Nation. When British settlers arrived in the mid-1830s Yarra Park was occupied as an East Kulin living area and meeting place and a *ngarrga* (dance) and ceremonial ground. In 1853 land in Yarra Park was set aside for the Richmond Cricket Club. The ground was fenced, cleared and levelled in 1856, and the first cricket game played that same year. Football was first played at the ground in 1858. The ground has been associated with the present-day Richmond Football Club since 1884. The place comprises the oval grassed playing field, and grassed embankments on the south and east sides and northeast corner of the site. The earliest surviving building at the site is the brick Edwardian Jack Dyer Stand, built in 1913–14 to a design by architects Thomas Watts & Son, and extended (west) in 1927 to a design by architect Frank Stapley. Other buildings and structures include the David Mandie Building (2011), an administration building (1984), a small red brick building (c1960s, partially demolished after 2003), a metal clad shed (c2009), modern fencing, gates, lighting towers, and a digital scoreboard.

HISTORICAL CONTEXT

Locality history—East Melbourne

The suburb of East Melbourne, together with Jolimont, occupies high ground on the north bank of the Yarra River on the eastern edge of the City of Melbourne. Known as Eastern Hill, it was described as a forest in the late 1830s. At this time, the area continued to be occupied by the East Kulin who held gatherings, *ngarrga* and ceremonies in the area, including in the Richmond Paddock (Yarra Park) and on Parliament Hill.

The area was surveyed in 1837 by Robert Hoddle but it was considered too far away from the township to be considered a suitable place to settle. When the boundaries of the Corporation of Melbourne were drawn up in 1842, East Melbourne was included as part of the wider municipality.

A large area of Crown land east of the township and extending to the Yarra River on the south and to Punt Road on the east, was a vast government reserve, being used for policing and administrative purposes. From 1836, this was used as the headquarters of Police Magistrate William Lonsdale, as well as for the mounted police and the Native Police Corps. Members of the Port Phillip Aboriginal Protectorate, including Chief Protector George Augustus Robinson and Assistant Protector William Thomas, had huts here briefly in the period 1839–40. The Superintendent of the Port Phillip District CJ Latrobe settled with his wife and children on the hill a short distance to the northwest of the Richmond Paddock; his French-speaking wife Sophie named the property 'Jolimont'.

The first Crown land sales were held in 1852 and East Melbourne began to take shape as a residential area through the 1850s. The area was subject to the City of Melbourne's *Building Act* of 1849 which meant that shoddy residential development was avoided. The high ground attracted professionals and more affluent members of Melbourne society, including a number of medical specialists. There was little commercial or industrial activity in the area, although the Victoria Parade Brewery was a notable exception. East Melbourne's elevation made it the logical location for a large iron water tank, supplied to the city's population in 1854 before the connection from the new Yan Yean reservoir had been completed. Several fine residences were built, notable of which were Bishopscourt (1854), the official residence of the Anglican archbishop, and Cliveden, built for WJT 'Big' Clarke in 1887.

A number of churches and schools were established in East Melbourne, including St Peter's Anglican Church (1846), and Lutheran and Utilitarian churches. In the 1850s there were a number of small private schools as well as the large church-run schools, Scotch College (1850) and St Patrick's College (1854). Presbyterian Ladies College opened in 1875 on the site subsequently occupied by Dallas Brooks Hall, and later the Freemasons Hospital. The acquisition of a prominent site in East Melbourne for a Catholic cathedral drew other Catholic institutions to the area, with Cathedral College and Catholic Ladies College established. The area also had a significant Jewish population, as well as a Jewish school and a synagogue. Public schools included the Yarra Park State School built on land excised from Yarra Park in 1874 and the Model School (1910), which served as the Victoria's first government secondary school and a teacher training school.

East Melbourne was endowed with parks and gardens. The Fitzroy Gardens were reserved by 1850 and the Richmond Paddock (Yarra Park) was used for sporting and other recreational purposes from the early 1850s. Treasury Gardens and Powlett Reserve were laid out in the 1860s. Both the Melbourne and Richmond cricket clubs secured reserves within the Richmond Paddock in 1853. The Richmond Paddock was reserved as a public parkland (Yarra Park) in 1867. Yarra Park, Treasury Gardens and the Fitzroy Gardens were laid out by Clement Hodgkinson using a pattern of axial pathways. The extensive parkland of Yarra Park was encroached upon by the formation of a railway line in 1859 and the extension of Swan Street c1860.

East Melbourne remained residential but many of the larger homes were converted to flats and boarding houses in the 1920s and 1930s. Older homes were also demolished to make way for flats and apartments. Its proximity to the CBD has seen the encroachment of commercial activity in the area.

Historical theme: Enjoying the city

Public recreation

Recreation in early Melbourne was generally privately organised and encompassed passive activities like walking and riding as well as organised group activities, including sports and games. Horse-racing was the earliest organised sport, enabled by the minimal requirements for the ground and associated infrastructure. For the same reason, fishing and shooting also had widespread popularity. Cricket was played in Melbourne in 1839, with an early cricket ground established on the south side of the Yarra River (at present-day Southbank) in the early 1850s.

While large areas of land in the City of Melbourne were reserved from sale in the mid-1840s as a provision for public parkland, it was not until the 1850s and 1860s that public recreation reserves were formally established. These large reserves, which would accommodate both the active and passive recreational needs of the city, included Yarra Park, Royal and Princes Parks, the Domain, Fawkner Park and Albert Park Lake reserve.

Cricket was the predominant summer game through the 1850s and 1860s and cricket grounds were established in Yarra Park, Fawkner Park and Albert Park Lake in the 1850s. By the late nineteenth century there was a total of five cricket grounds in Yarra Park. Other sports also became popular, including lawn bowling (from the 1860s) and tennis (from the 1880s). The earliest public lawn tennis courts in the City of Melbourne were established in Yarra Park in 1880 adjacent to the Melbourne Cricket Ground. Golf, introduced in the early 1900s, required a significantly larger playing area, and public courses were provided at Royal Park (1903) and Albert Park (1903).

While cricket enjoyed a solid following, a new winter game of 'Australian Rules' football drew increasingly large crowds with its fast pace and high marks. The game was codified in 1859 and local competition commenced in the 1860s. Local football clubs, which quickly gained popularity, were granted occupancy at established local cricket grounds, including Melbourne, East Melbourne and Richmond at Yarra Park; South Yarra at (Fawkner Park); and Carlton at Princes Park.

In the postwar period, a plethora of sporting facilities were established on public parkland in the City of Melbourne, including for hockey, lacrosse, athletics and soccer. Sports grounds within the municipality were consolidated and further developed for the needs of the 1956 Melbourne Olympics, which saw the construction of Olympic Park and the Olympic Swimming Stadium (1954-56; VHR). The demand for sporting facilities has reflected postwar immigration, population growth and the increase in women's participation in sport. The state's premier tennis centre at Kooyong (Hawthorn) was replaced by a new tennis centre in Melbourne in the late 1980s, now known as Melbourne Park. A new Netball and Hockey Centre at Royal Park was completed in 2006. Australian Rules football has seen dramatic escalation in the size and scale of its grounds, with the addition of Docklands Stadium (2000), and the MCG, Princes Park and Richmond Cricket Ground undergoing significant development in the 2000s.

Historical sub theme: Pavilions and grandstands

Simple pavilions were built in Melbourne for sporting events. Early pavilions were generally built of timber and served as a shelter for spectators. Some provided dressing rooms for players, toilets, and the sale of refreshments. Such pavilions were erected by local cricket clubs from the 1850s and later by tennis and bowling clubs. For sporting events that attracted a large number of spectators, such as horse-racing and later cricket and football, an elevated viewing area was needed. The first elevated

grandstands in the City of Melbourne were erected at the MCG in the 1860s and at Flemington Racecourse in 1860.

Early viewing stands and pavilions at Victorian football and cricket grounds were mostly relatively plain and simple structures, providing for practical needs such as shelter for spectators and changerooms for players rather than having architectural pretensions. The basic structure tended to comprise a gabled or sloping roof supported on perimeter posts above a surface that was raked or terraced to enhance visibility of the ground. Some had a wall to the rear. A former pavilion at the Melbourne Cricket Ground was a structure of this type, without a rear wall (extant by 1915, demolished). The Ladies Pavilion at Victoria Park (c1900; demolished) is another example without the rear wall (Allom Lovell & Associates 2003: 59–60). Victoria Park also included a more elaborate example of this type, designed by William Pitt in 1892 (demolished), which had raised plinths for improved viewing, more ornate roofs with gablets and decorative joinery (Allom Lovell & Associates 2003: 59–60).

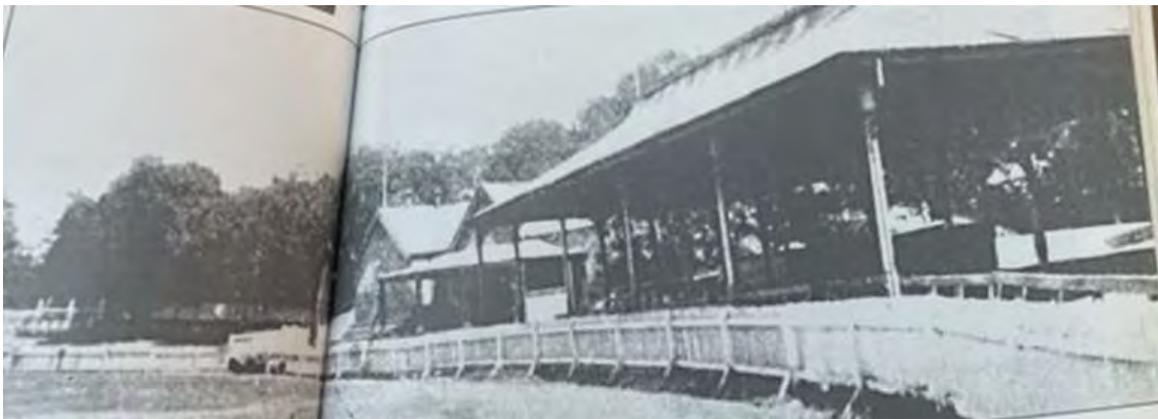


Figure 1. A former pavilion at the Melbourne Cricket Ground, photographed in 1915. (Source: Caruso 2002: 128–129)



Figure 2. Ladies' Pavilion at Victoria Park built c1900, now demolished. (Source: State Library Victoria, from Allom Lovell & Associates 2003: 60)



Figure 3. Small stand at Victoria Park (demolished) designed by William Pitt, built 1892. (Source: State Library Victoria (left) and McFarlane and Roberts 1999 (right), from Allom Lovell & Associates 2003: 60)

Larger and more elaborate stands emerged in the 1880s and 1890s, principally for cricket and football. With growing crowds attending premier league football matches from the 1880s, a number of sports grounds erected new grandstands. A large and decorative grandstand was built at the MCG in 1876 on the occasion of an intercolonial cricket match against New South Wales, while another new grandstand was erected in 1885 to a design by William Salway (Miles Lewis). Grandstands were also erected at South Melbourne (1886, destroyed by fire) and at the Brunswick Street Oval, North Fitzroy (1888). Grandstands built during this period tended to be built on a raised plinth with sides enclosed for weather protection. Roofs became more elaborate, combining hipped and gabled forms, with decorative timber joinery and cast iron, sometimes with mansard turrets, such as the grandstand at Victoria Park, Abbotsford (1892), designed by William Pitt. Additional space was provided beneath these larger structures to accommodate dressing rooms and clubrooms for players, as well as public conveniences. Often a refreshment booth was located within the grandstand, providing hot food, as well as a bar.



Figure 4. The 1888 Brunswick Street Oval Grandstand, Edinburgh Gardens (HO215, City of Yarra and VHR H0751). (Source: VHD)



Figure 5. St Kilda Cricket Ground, Queens Road and Fitzroy Street, St Kilda, with the 1925–26 Murray Stand (left) and 1933–34 Blackie Ironmonger Stand (right) (HO463 City of Port Phillip and VHR H2234). (Source: VHD)



Figure 6. South Melbourne Cricket and Football Club Grandstand, Lakeside Oval, South Melbourne, constructed in 1926 to replace an earlier stand destroyed by fire (National Trust Property No. B6652). (Source: VHD)

The continuing popularity of Australian Rules football through the early 1900s saw a number of new grandstands erected. Edwardian-era grandstands continued to exhibit similar features into the 1910s, for example the 1909 Ald Gardiner Stand at Princes Park, North Carlton, designed in 1909 by architect Frank Stapley; and the stands at Victoria Park, Abbotsford (1909, demolished), and Punt Road Oval (1913–14), East Melbourne, both designed by architect Thomas Watts. Both the 1909 Ald Gardiner Stand at Princes Park and the 1913–14 stand at the Punt Road Oval are curved in plan.

Grandstands of the interwar era exhibited simpler forms with fewer decorative elements reflecting the emerging influence of Modernist architecture. They made use of cantilevered structures for the awnings, moving away from the perimeter posts configuration (this improved spectator viewing) and streamlined forms. The introduction of three new clubs to the Victorian Football League (VFL) competition in 1925 saw several new stands erected, including at North Melbourne (1928, demolished) and at Hawthorn, the 1938 Michael Tuck Grandstand at Glenferrie Oval, Hawthorn (VHR H0890), designed by Stuart Calder in association with Marsh & Michaelson. The 1938 Tuck Stand was curved in plan, as was the 1938 Members Stand (or EM King Stand; now demolished) at Punt Road Oval, which was designed by architects Leith & Bartlett. Other examples include the RS Reynolds Stand, built c1922, and the Arthur Showers Stand, built in 1939, both at Windy Hill, Essendon, and the JC Ryder Stand, built in 1929 at Victoria Park, Abbotsford. A new Members Stand was erected at the MCG in 1927. It was not uncommon for grandstands to be named in honour of significant figures in the history of a particular sport or sporting club, or to be named as a 'memorial' grandstand in honour of fallen soldiers. At the MCG, the Western (Ponsford) Stand, designed by Tompkins, Shaw & Evans and completed in 1968 (now demolished), was later named after first-class cricketer WH Ponsford (1900–1991). The grandstand at the Punt Road Oval was named in honour of Jack Dyer in 1998.



Figure 7. Members Stand (1938) at Punt Road Oval, named the EM King Stand, designed by architects Leith & Bartlett (demolished). (Source: Caruso 2002: 130)



Figure 8. RS Reynolds Stand (c1922), Windy Hill, Essendon Football Club. (Source: Caruso 2002: 187)

The significant re-development of major sporting arenas, and the construction of new ones, in recent decades, has seen dramatic changes in the design of grandstands, fulfilling demands for large

attendances of up to 100,000 people. Advances in engineering has enabled multi-tiered stands such as the Great Southern Stand at the MCG designed by Daryl Jackson in association with Tompkins Shaw & Evans and completed in 1992.

Historical sub-theme: Australian Rules football

Documentary records of the 1840s and 1850s provide evidence of a widespread tradition of a football game among Aboriginal people in Victoria involving a possum skin ball that was kicked among a large number of players, both men and women, and involved high marking. This game was observed being played by the East Kulin in Melbourne, by the Djab Wurrung in western Victoria who named it 'marngrook', and by Aboriginal people in the Mildura area. It is likely that the Aboriginal game of football observed by settlers was one of several strains of influence in the development of the new code of Australian Rules football in Melbourne in 1858–59. The codified game was developed by Tom Wills and his brother-in-law Henry Harrison in 1858–59, primarily as a means of keeping cricketers fit during the winter months. The first recorded match, held in August 1858, was a contest between Melbourne Grammar School and Scotch College, which took place over a wide area among the trees at the Richmond Paddock (Yarra Park) over three days. Games continued to be played in the open park rather than on cricket grounds in fear that the rough play would damage the surface. Football was not played at the Melbourne Cricket Ground until the late 1870s because the stipulation of the Crown reservation granted to the trustees of the Melbourne Cricket Club was that it be used for cricket only.

A number of teams were formed by the early 1860s, mostly from Melbourne, including Melbourne, Carlton, Royal Park, South Yarra, Richmond and Fitzroy, but also Geelong. They were joined by Essendon and St Kilda in 1873 and South Melbourne in 1877. The Victorian Football Association (VFA) was formed in 1877 to regulate competition between the clubs. The game was taken up with enthusiasm across country Victoria and football leagues were formed in country districts, including Geelong in 1879 and Ballarat in 1893. A boom period in the 1880s saw the formation of three new clubs, Footscray (1883), Fitzroy (1884) and Richmond (1884).

In 1897 the leading teams formed a professional league, the Victorian Football League (VFL), and this included Melbourne, Geelong, Carlton, Collingwood, Essendon, Fitzroy, St Kilda and South Melbourne. Following the addition of Richmond in 1907, and the addition of Footscray, Hawthorn and North Melbourne in 1925, the membership of the league remained fairly consistent and Victorian-based until 1982 when the struggling South Melbourne Football Club was re-formed as the Sydney Swans and relocated to Sydney. Grassroots football in Melbourne saw intense loyalty for local teams that spanned generations in families, which is expressed in Bruce Dawe's poem 'Life Cycle', and had its own language, including 'barrack' and 'carn'. Football encapsulated the class and denominational divisions in Melbourne that were evident up until the latter part of the twentieth century: Richmond for example was largely Catholic and working class, while Melbourne was predominantly Protestant and middle class.

In the 1990s, in a bid to transform Australian Rules football into a national game, several interstate teams joined Sydney in the newly renamed Australian Football League (AFL), including the West Coast Eagles, Adelaide, Fremantle and Port Adelaide. Brisbane took over the ailing Fitzroy Club in 1996 but retained the Fitzroy club colours. The MCG remains the home of Australian Rules football and has been the venue for the majority of VFL/AFL grand finals apart from a few occasions, including during World War II, due to the MCG being occupied by American soldiers, and during the COVID-19 pandemic in 2020 and 2021. The VFA had continued to provide a secondary competition for the first teams in local clubs. It was renamed the VFL in 1996 and provides a second-tier professional competition.

PLACE HISTORY

The Punt Road Oval within the traditional territory of the Wurundjeri Woiwurrung people of the East Kulin who have occupied the Melbourne area for tens of thousands of years. At the time of British colonisation of Port Phillip in the mid-1830s the site of the oval was part of a larger area that was occupied as an Aboriginal living area and meeting place. It continued to be used as such through the 1840s, including as a *ngarrga* and ceremonial ground (Eidelsen 1997: 14).

The Punt Road Oval was part of a large swathe of land, measuring 220 acres (approximately 65 hectares), situated on the north bank of the Yarra River and east of the township, which was set aside in 1837 for government purposes (ie policing and administration). On his plan of Melbourne, prepared in 1837, Hoddle marked an area bounded on the east by what is now Hoddle Street as the 'Government Paddock'; this was sometimes referred to as 'Government Paddock No. 2'. Immediately west of and adjoining the Government Paddock, Hoddle marked out a smaller 'Police Magistrate's Paddock'. A temporary cottage for Police Magistrate William Lonsdale was erected here in 1837 (followed by a more permanent pre-fabricated structure), as well as a police barracks and a temporary gaol. The wider reserve, referred to as the Richmond Paddock, was also the location of the barracks of the Native Police Corps and the Mounted Police, and the police hospital. It was occupied for brief periods by William Buckley in 1836, who was employed as an interpreter of Kulin languages for Lonsdale, and by the Chief Protector of Aborigines, George Augustus Robinson, in 1839. Aboriginal people continued to occupy the reserve in the 1840s (Eidelson 1997: 14).

In 1853 a cricket ground was set aside within the Richmond Paddock for the Melbourne Cricket Club and the same year an area of the ground was also requested for the use of the Richmond Cricket Club (John Patrick 2001: 6). The ground was marked out at the eastern end of the reserve, providing easy access for residents of Richmond (then part of the City of Melbourne), which occupied the area on the east side of Punt Road. The Richmond Cricket Club was formally established in 1854. Its ground was 'fenced in, cleared, and levelled' in 1856 and played on for the first time in November 1856 (*Argus*, 24 October 1856: 5). It was described in the *Australasian Sketcher* in 1874 as having been 'in former years ... the principal and leading cricket ground, and on it the colony's first good cricketers were reared' (Burchett 1975: 51). One of the early cricketers of the club was Tom Wills, founder of Australian Rules football (Blainey 2010: 282).

From the late 1850s and over the following decades, the Richmond Cricket Ground was used for a range of cricket matches and competitions, and for other purposes such as athletics. Boxing and wrestling competitions also took place at the clubrooms (Bartlett and Ruddell). During the summer of 1866–67 the ground was used as a training ground for the Aboriginal Cricket Team (Tyson 1987: 23).

Australian Rules football was first played in Melbourne in 1858, established as a winter sport for cricketers to maintain their fitness. It was developed as a new code, drawing in part on the Aboriginal Victorian game of *marngrook*. As part of the early development of the game a meeting was held at the Richmond Cricket Ground on Saturday 31 July 1858 when one of the organisers, cricketer James 'Jerry' Bryant, intimated that he 'would have a ball to practise on the Richmond cricket ground, after which a meeting would be held to draw up rules' (*Australasian*, 11 March 1876: 13). This occurred one week prior to the first recorded match of football in Yarra Park between Scotch College and Melbourne Grammar School. An early Richmond football club was formed in 1860, although this was a separate organisation to the current Richmond Football Club (Blainey 2010: 40). Most of the early games of football of the Richmond team were played in the 1860s among the trees in the Richmond Paddock (Yarra Park) near Jolimont Station (Bartlett 2007: 30). Several football games were played on the Richmond Cricket Ground, including a game in August 1860 and on 17 May 1862, when the *Argus* advised that the 'first real football match would take place today at the Richmond Cricket Ground' (*Argus*, 17 May 1862: 4). Another early game was played in June 1864 (*Argus*, 3 June 1864: 4).

By 1860, there was a refreshment stand at the ground. This possibly corresponds with a small building shown at the northwest corner of the ground in an 1864 plan (Cox 1864). In 1865 work had commenced on the construction of a new pavilion (Bartlett and Ruddell).

In 1876 the Richmond Cricket Ground was described as a 'pretty little ground' (Burchett 1975: 51). In 1878, there was mention of a ladies' reserve at the ground and it was noted that the pavilion had recently been 'improved and repainted'. In addition, the ground was to be planted with 300 ornamental trees provided by Watt (*Herald*, 5 October 1878: 3). In 1881, the early members' stand at the MCG, which dated to the 1860s, was sold to the Richmond Cricket Club (Hansen 1989: 27).



Figure 9. Detail from an engraving dated 1874 titled, 'The Metropolitan Cricket Grounds', showing the Richmond Cricket Ground. (Source: State Library Victoria, Accession No. H18227)



Figure 10. Detail from a photograph by the American & Australasian Photographic Company, taken c1870–75, showing the Richmond Cricket Ground (looking north). The early timber pavilion is visible at the western end of the ground. (Source: State Library of New South Wales)

The present Richmond Football Club was established in 1884 and was accepted into the Victorian Football Association (VFA), which was then the secondary league in Victoria (Bartlett 2007: 31). The club was presumably granted occupancy of the Richmond Cricket Ground at that time. While it was unusual that the ground lay outside the locality of the affiliated club, this is probably explained by the availability of a large area of public land at Yarra Park, which was easily accessible to Richmond residents, and also by the fact that the Richmond Cricket Ground was reserved in 1853, which was prior to the establishment of the Richmond municipality in 1855. That is, Richmond was situated within the City of Melbourne when the ground was first established.

The cricket club had erected some rudimentary buildings by this time and these were concentrated at the north-west corner of the ground. As football became a more popular through the 1880s, spectators optimised viewing opportunities at Richmond by standing at the higher northern end of the ground. In 1889, the club began to form a 'high mound around the field and place seats with backs within the outside of the reserve on the north side' (Bartlett and Ruddell, 1889 Chronology, Tigerland Archive). A plan prepared by the MMBW in 1895 shows a fence encircling the oval and various structures, including a building at the northeast corner of the ground, which appears to equate to the

cricket clubrooms. This is most likely a low timber picket fence. There were also two lawn tennis courts shown on the west side of the ground in 1895, oriented north–south (MMBW 1895).

New dressing rooms were erected in 1902 (Bartlett and Ruddell, 1889 Chronology, Tigerland Archive). By 1904 there was a timber picket fence encircling the oval (Bartlett 2007: 26–27). In 1906, the Melbourne Cricket Club presented a smokers' pavilion to the Richmond Cricket Club, which became known as the 'Ladies Pavilion'. An early photographic engraving depicting Melbourne metropolitan cricket grounds of 1874 suggests that the pavilion was extant at the Melbourne Cricket Ground in the 1870s (State Library Victoria 1874, Accession No. H18227).

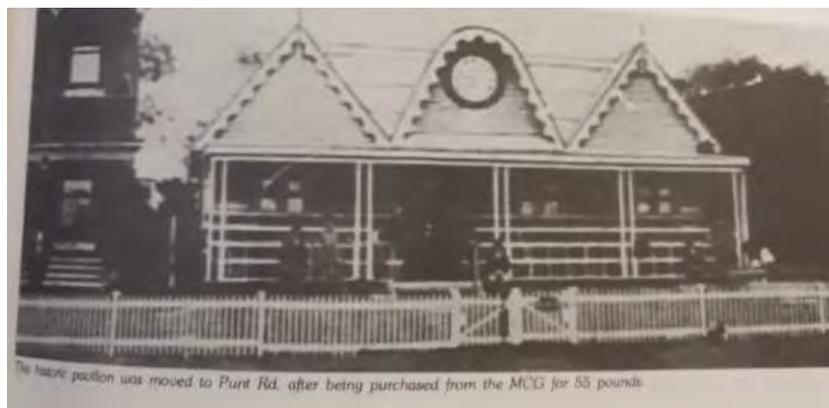


Figure 11. Pavilion moved to the Punt Road Oval (Richmond Cricket Ground) in 1906, purchased from the Melbourne Cricket Club. (Source: Hansen 1989: 27)

In 1907–08 Richmond Football Club was accepted into the Victorian Football League (VFL), which had been established in 1897. In 1908 the Richmond Cricket Club was granted an exemption under the *Licensing Act* in 1908, permitting alcohol to be served at the ground (VGG, 11 March 1908: 1576). Football grew in popularity in the early 1900s, and with Richmond elevated to the premier league in the state Richmond games attracted a greater number of spectators. This necessitated the construction of a suitable grandstand to accommodate the growing numbers. In 1913–14 a new brick grandstand was erected on the north side of the ground to a design by Thomas Watts & Son, which was designed to accommodate around 1200 spectators (this is now known as the Jack Dyer Stand). The 'old smokers' pavilion', by then considered 'unsightly', was removed to make way for the admired new structure (*Richmond Guardian*, 18 April 1914: 2).

Richmond Football Club was a proud working-class club, with many of its players and supporters staunch Labor supporters. Like the Richmond City Council, the club had a strong Catholic composition. The working-class paper *Labor Call* remarked in 1913 that the club had "the strong odour of Labor sanctity" (McCalman 1984: 38–39). Janet McCalman notes that in the early to mid-twentieth century, 'Loyalty was the highest virtue in Richmond life: "being Labor" was like barracking for "the Tigers"' (McCalman 1984: 35). The local club has been described as Richmond's 'most enduring social cement' (McCalman 1984: 140). The large population of working-class Richmond provided the Richmond Football Club with an enormous local following.

After the First World War the attendance at football games grew enormously. In working-class suburbs like Richmond, when men generally worked a half-day on Saturdays, watching or playing football on a Saturday afternoon became an almost compulsory activity. Richmond won its first two premierships back-to-back in 1920 and 1921. Needing to accommodate the growing number of spectators, the Richmond Cricket Ground was extended that year, with land acquired on the south side of the ground from the adjoining Yarra Park (*Richmond Guardian*, 11 December 1920: 2). In 1927, the brick grandstand (now known as the Jack Dyer Stand) was extended at its western end in accordance with plans prepared by architect Frank Stapley. On account of the widening of Punt Road in 1931, the ground lost a strip of land on its eastern boundary but this was compensated for with the

transfer of additional land to the Richmond Cricket Ground from Yarra Park (*Herald*, 3 September 1931: 28).

Richmond were premiers again in 1932 during the depths of the Depression. In 1934, the visiting Duke of Edinburgh was present at the VFL Grand Final when Richmond won its fourth premiership. During the match there was an accident with the collapse of the 'old stand' (McCalman 1984: 140). In 1937 there were plans to further increase accommodation for spectators with the construction of a second grandstand, the Members Stand, pavilion and clubrooms (later known as the EM King Stand), which was designed by architects and engineers AC Leith & Bartlett (*Argus*, 23 December 1937: 20). This included an array of functions, including a kiosk and bar. During construction, alterations were also made to the existing public grandstand, including the provisions of 'new gates, races, banks, lavatories and other conveniences for members and the public' (*Argus*, 23 December 1937: 20).

In the 1940s development of the ground was concentrated at the north-west corner of the ground, with two grandstands, as well as several smaller buildings outside the ground (this was possibly the caretaker's residence). The scoreboard stood at the southeast corner of the ground. Richmond Football Club won its fifth premiership in 1943 under the leadership of captain-coach Jack Dyer.

In 1959, alterations to the public grandstand (Jack Dyer Stand) were approved; largely internal alterations that included a kitchen and toilet and shower facilities (Letter from G.W. Rogan, Secretary Commission of Public Health. VPRS 8916/P/0001, Unit 509, PROV). By the late 1950s, the entry gates to the east of the Jack Dyer Stand were removed. In 1957 architects AC Leith & Bartlett carried out alterations to the Members Grandstand (Leith and Bartlett 1957).

Punt Road had become increasingly busy, particularly after the construction of the Punt Road Bridge in 1939 and the increase in motor car ownership by the 1950s. Punt Road was widened further in 1965, which reduced the space on the east side for spectators. As a result of the reduced area, the Richmond Football Club relocated to the Melbourne Cricket Ground. The ground continued to be used by the [Richmond Football Club](#) for training and administrative purposes. [Cricket was played at the ground until 2011](#). Following the departure of Jack Dyer, the Richmond team was less successful during the 1950s and early 1960s but emerged again as a strong team in the late 1960s and early 1970s under coach Tom Hafey, winning five premierships between 1967 and 1980 (Richmond Football Club website). In 1984, additions were made to the Richmond Cricket Clubrooms by architects AC Leith & Bartlett (by this time the building had been named the EM King Member's Grandstand after former club president Ernest M King). In 1998, the 1913–14 public grandstand was named after the champion Richmond football player Jack Dyer.

In 2011, extensive building works were carried out with the completion of the David Mandie Building on the west side of the ground. Designed by Suter Architects the design won a number of awards. The building was named after David Mandie AM, OBE, a former patron of the Richmond Football Club. The new works involved the demolition of the EM King grandstand.

Thomas Watts (1827–1915)

Thomas Watts (1827–1915) immigrated to Victoria in 1853 and was one of the founders of the Victorian Institute of Architects in 1856. He was the first honorary secretary, and president in 1884–85 and again in 1900 (VHD report for Prince's Park, Maryborough, VHR H1880). His architectural practice designed a number of notable buildings, including Bontharambo (1858), CSR buildings (1872), Cramond House (1888), Dalmeny House (1888) and Malvern House (1891–92).

Grandstands designed by Thomas Watts include the 1895 Maryborough Grandstand, the now demolished 1909 Members Stand at Victoria Park, Abbotsford, and the 1913–14 grandstand at the Richmond Cricket Ground (Punt Road Oval).

Thomas Wentworth Wills (1835–1880)

Tom Wills was born in NSW in 1838, the son of a convict. He was educated initially in Melbourne and then at Rugby school in England where he played football and captained the First XI (Mandle 1976). Wills returned to Melbourne in 1856 where he played for both the Melbourne and Richmond Cricket Clubs, which had recently been established. In July 1858 he suggested that cricketers meet in the Richmond Paddock for a game of football to help them keep fit over the winter months. With his brother-in-law Henry Harrison and others, Wills co-wrote the first set of rules for what became known as 'Australian rules' football, which were codified in 1859. The game drew on elements of other football codes as well as inspiration from an Aboriginal football game of high marking that he had witnessed as a child in western Victoria in the 1840s. As captain of the Richmond cricket team in 1860, Wills also captained Richmond in the first game of football played at the Richmond Cricket Ground in August 1860 (Megalogenis 2019: 24). He continued to compete in Australian Rules football, playing mainly for Geelong, until 1876. He also trained the Aboriginal Cricket Team and organised their tour of New South Wales and then England in 1868, as well as their numerous games across Victoria.

In 1861 at Cullin-la-ringo in central Queensland, while assisting his father in establishing a new pastoral station, Wills witnessed the aftermath of the massacre of his father and 18 others by local Aboriginal people. The trauma of this event is believed to have contributed to Wills' suicide in 1880 (Mandle 1976). The possibility of Wills' direct involvement in a reprisal attack on Aboriginal people at Cullin-la-ringo, where over 350 people were killed, was raised in 2021 following the discovery of an anonymously written article in the *Chicago Tribune* in 1895 that made allusions to this effect; these questions, however, remain unresolved (Jackson 2021).

John ('Jack') Raymond Dyer (1913–2003)

John ('Jack') Raymond Dyer OAM (1913–2003) was a champion captain–coach of the Richmond Football Team in the 1930s and 1940s. Nicknamed Captain Blood, he was selected for the Victorian team on many occasions and is celebrated as one of the greatest Victorian players of all time. He played for Richmond from 1931 until 1949 and led Richmond to premierships in 1934 and 1943. Dyer had the necessary traits for elevation to hero status in Richmond in the 1930s. He was a working-class boy, born to Irish Catholic parents and educated at St Ignatius, Richmond. Dyer was a tough and formidable ruckman but agile and sure-footed, a strategist on the ground, and a reliable marker and goal-kicker. After his retirement as a player, Dyer continued as a coach for Richmond in the 1940s and 1950s and later worked as a football commentator in the media, writing a newspaper column and appearing regularly on television, and was also a football broadcaster. The 1913–14 grandstand at the Punt Road Oval was named Jack Dyer Stand in Dyer's honour in 1998, and a statue of Dyer, celebrated as a 'Richmond Football Club Immortal', was unveiled outside the ground in 2003.

PLACE DESCRIPTION*The place*

Punt Road Oval (also known as the Richmond Cricket Ground, and commercially named the Swinburne Centre Punt Road Oval) is located within the southeast corner of Yarra Park, East Melbourne. It is bound by Punt Road to the east, Brunton Avenue, the railway line and Richmond Railway Station to the south, a carparking area to the north within Yarra Park, and elsewhere by Yarra Park.

Punt Road Oval comprises the oval grassed playing surface and grassed mounds or embankments on the south and east sides and northeast corner of the site. A digital scoreboard is located on the grassed embankment in the southeast corner of the site. A curved row of built structures encloses the

ground to the north and west sides of the oval ([Figure 12](#)~~Figure-12~~). Buildings and structures include (clockwise from west): the David Mandie Building (2011), a brick and metal clad administration building between the Jack Dyer Stand that is linked to the David Mandie Building (1984 additions to the former EM King Grandstand), the Jack Dyer Stand (1913–14, 1927), a small red brick building (c.1960s, partially demolished after 2003), and a metal clad shed (c2009). The David Mandie Building houses the Tigerland Superstore, the Richmond Football Club social club, Maurice Rioli Room, an indoor pool, the Korin Gamadji Institute, and other facilities. Until 2017 the building also housed the Richmond Football Club museum. A number of temporary buildings are located in the northwest portion of the site near Gate 2.

Punt Road Oval is a prominent site within its context. Relatively open to the south and east, Punt Road Oval has a strong presence in views from Punt Road and Richmond Railway Station, and the Brunton Avenue and Punt Road intersection; although views into the ground from Punt Road are partially obscured at street level by advertising banners and murals attached to the fences. The Jack Dyer grandstand is prominent within Yarra Park, in particular in views from the high ground within Yarra Park. Street level views into the oval from Brunton Avenue are partly obscured by the grassed mounds and banners that line this part of the oval boundary. [The absence of built form, particularly to the Punt Road \(east\) side of the oval, contributes to the landmark quality of the place as it is experienced from the public domain. 'Landmark' in this context, is consistent with the Oxford English Dictionary definition, meaning a conspicuous object or feature that has become an orientational reference point within a district or landscape. At Punt Road Oval, the relationship between the place and its setting is important, with the oval a large visual reference point along Punt Road and adjacent to the railway, making it a prominent visual landmark.](#)

The Jack Dyer Stand (1913–14, 1927), the David Mandie Building (2011), administration building (1984) and the remnant brick building, are oriented towards the oval. The David Mandie Building also has a frontage in its outward facing south and west elevations.

The components of the Punt Road Oval are shown in the following plan (Figure 12).

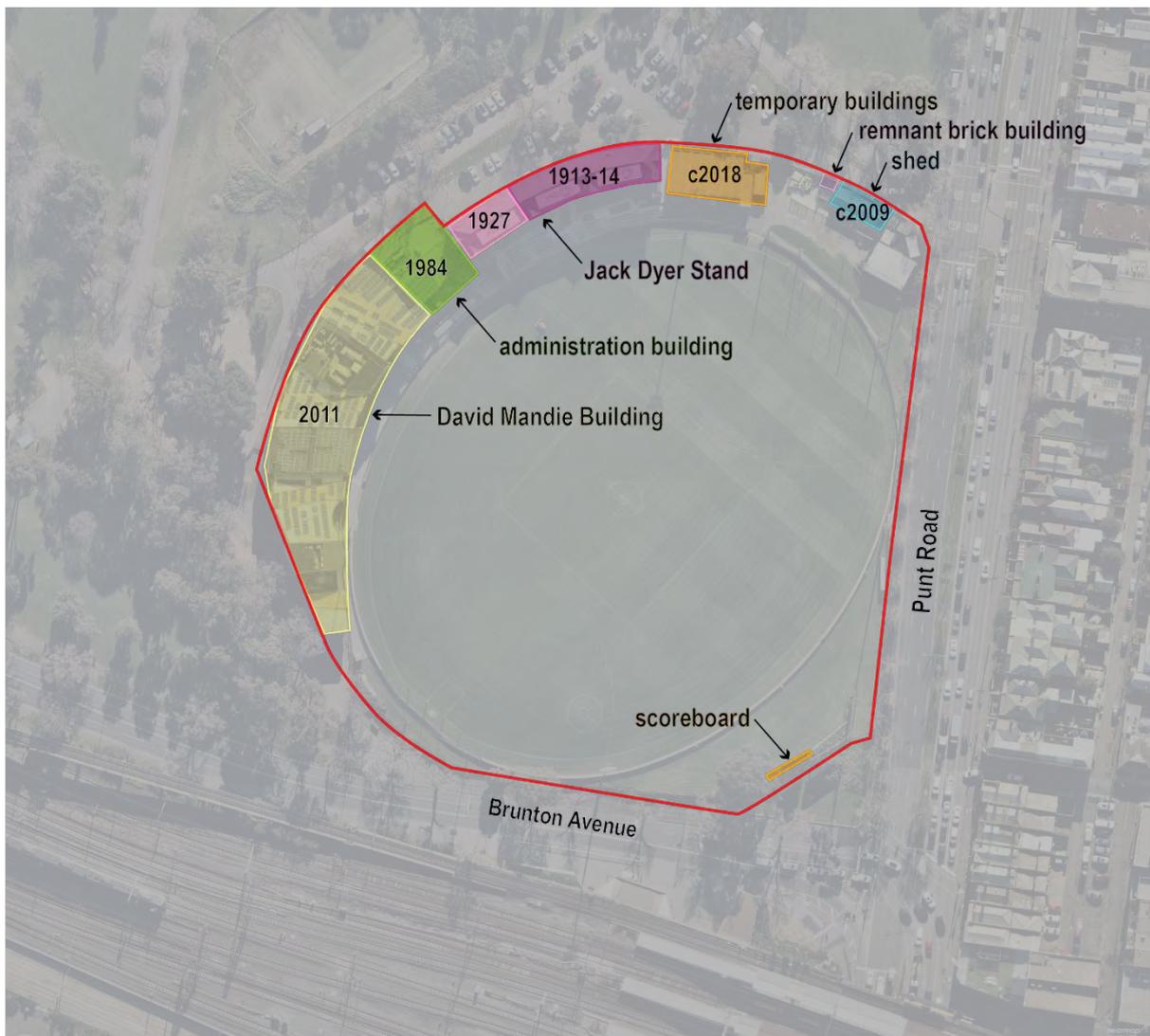


Figure 12. The study area is outlined in red, with buildings and other features indicated. (Source: Nearmap with [Context-GML](#) overlay)

The major elements of Punt Road Oval are summarised below.

Punt Road Oval

The oval has a northeast–southwest alignment, with goal posts to each end of the ground. This alignment is comparable to the oval alignment by 1945. The oval was lengthened between 1968 and 2009. The oval surface is gently curved for drainage. It is surrounded by a pipe rail perimeter fence, with openings in front of the Jack Dyer Stand and David Mandie Building and northern gates. Tall posts with netting are located behind each set of goal posts. A brick spoon drain lines the outer edge of the site on the north and west sides. Four large lighting towers are evenly spaced around the ground.

The Jack Dyer Stand

The 1913–14 red brick Edwardian grandstand (named the Jack Dyer Stand in 1998) is located on the north side of the oval, between the administration building and David Mandie Building to the west and southwest and utilitarian and temporary buildings to the east.

The Jack Dyer Stand is curved in plan, reflecting the curve of the oval. It comprises the original 1913–14 grandstand (eastern portion) by architects Thomas Watts & Son and the 1927 addition to the west by architect Frank Stapley.

The large Edwardian stand is a single-tier stadium on a brick podium, with raked seating, and internal spaces in the undercroft area beneath. Seating is accessed by sets of external stairs at the front of the building. The building has a hipped and gabled corrugated iron clad roof that shelters the south-facing tiered seating area. The roof cladding is partially covered by large format advertising signs. Four decorative gables face the field, denoting the location of the landings of the original 1913–14 and additional 1927 external timber stairs (now replaced). The second gable from the east, located at the centre of the 1913–14 section of the grandstand, is larger than the others, evidencing the symmetry of the original design before the 1927 addition. Similar decorative gables are located at the east and west ends of the grandstand. The roof is supported by slender cast iron and timber columns and decorative timber brackets. A timber fretwork frieze is located between the columns except beneath the gables. The columns are painted black up to the capitals and the timberwork above is painted yellow.

The hip and gabled roof shelters the tiered, south-facing grandstand seating area, and a recent enclosed commentary box. Seating consists of benches and bright yellow folding seats. Four (non-original) black steel framed staircases provide access to the seating area. Black metal balustrading extends along the front edge of the seating area.

The brick walls of the podium section of the grandstand rise above bluestone foundations, enclosing two storeys of internal space to the north and a single storey to the south facing the oval. To each end of the grandstand the diagonal brick walls display cement render capping and, slightly lower, cement render banding. The east end of the grandstand is open above the brickwork, the cement render capping damaged in parts and the timber and brickwork to the north of this elevation shows evidence a mid-1970s fire. Remnant painted signage is visible at ground floor level of this end of the grandstand indicates the location of a former bar area. Signs in this area read: 'Bar', 'N.P. Lynch & Co. Pty. Ltd. Caterers' and 'Vickers Gin'. To the west the grandstand is enclosed with steel framed windows above the brickwork.

Some openings across the southern face of the podium appear to have been altered with varying smooth render former lintels and sills, as well as infill brick work evident. A skillion roofed red brick addition (housing a toilet block) to the east end of the stand projects from the podium towards the playing surface.

The north façade of the grandstand is convex. Varying fenestration patterns loosely divide this façade into four bays. The western bay correlates with the 1927 addition, this section is distinguished by double height windows at ground floor level. A cornice, that continues the form of the cement render capping to the diagonal end walls, extends the length of the façade. Above this a series of evenly spaced vents with painted timber louvres, allowing airflow into the south-facing seating area of the stand. Some timber louvres are missing or damaged. The original section of the grandstand has groupings of timber-framed windows with smooth cement rendered lintels and sills are located at ground floor level. Some of these have hoppers. Timber-framed windows, without sill or lintel definition, are sparsely located at the second-floor level. A number of doors provide access to the undercroft area including a contemporary glazed door with sidelights and canopy. There is some evidence of alteration of openings to the northern façade of the grandstand, but it is generally more intact than the southern podium façade.



Figure 13. Punt Road Oval and the 1913–14 Edwardian grandstand with 1927 extension (western end), viewed from the southeast, named the Jack Dyer Stand in 1998. (Source: [Context-GML 2021](#))



Figure 14. East and the curved north elevation of the Jack Dyer Stand. (Source: [Context-GML 2021](#))



Figure 15. East elevation of the Jack Dyer Stand, and decorative detailing to east and south elevations. (Source: [Context-GML 2021](#))

David Mandie Building

Designed by Suters Architects in conjunction with sculptor Clement Meadmore and constructed in 2011, the three-storey David Mandie Building sits on the west side of the oval and connects with an earlier administration building at its northern edge. This large building comprises a series of articulated bays that follow the curve of the oval and becoming narrower at the southern end (Figure 18). The lower section of the building is clad in red brickwork to match the Jack Dyer grandstand, while the upper sections of the face are predominately clad in black deck profile sheet metal interspersed with broad diagonal yellow sections of the same material. The roof form varies between the bays and is adorned by photovoltaic cells. The colour palette speaks to the black and yellow of the Richmond Football Club colours. There are red eaves and infill sections of the façade. Fenestration is varied with a combination of horizontal strips of glazing and triangular or irregular geometric shaped windows located across all facades. There are sections of netting supporting climbing plants at the rear.

Two landscape elements are located outside the study area boundary: the Jack Dyer Foundation Walkway of Honour, a low brick wall to the west of the David Mandie Building with plaques recognising people who have contributed to the club (2004); and a bronze statue of Jack Dyer (unveiled in 2003).



Figure 16. 2011 David Mandie Building (south elevation) facing the ground. (Source: [Context-GML 2021](#))

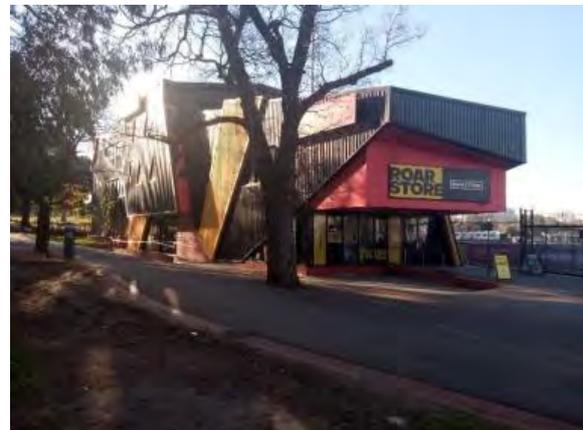


Figure 17. Entrance to the Tigers Roar Store and southeastern corner of the building. (Source: [Context-GML 2021](#))



Figure 18. Northern end of the David Mandie Building, with Jack Dyer Foundation Walkway of Honour. (Source: [Context-GML 2021](#))



Figure 19. Ramp entry to the administration building. (Source: [Context-GML 2021](#))

Other buildings and structures

Administration building

To the north the David Mandie Building is an earlier face brick, rendered, metal clad and glazed building (1984), housing club administration and the JD Langdon Boardroom. The building is connected to the north end of the David Mandie Building.

Remnant red brick building

A small red brick building sits towards the northeast corner of the site, adjacent the entrance driveway to the north. Above the red brick walls, the building has a smooth rendered cement section with stepped edges to the east and west façades. Fenestrations include two pairs of aluminium-framed windows. The building may be a remnant section of a former open air tiered seating area, or part of the former brick turnstile entries that were relocated to the north end of the oval after the 1965 widening of Punt Road. The turnstiles were still extant in 2002 (Caruso). The remnant red brick building is located between the concrete wall at the Punt Road entry to Yarra Park and the site of the former turnstile entrance gates (now Gate 2).



Figure 20. Remnant red brick building, north end of the ground. (Source: [Context GML 2021](#))



Figure 21. Administration building, with JD Langdon Boardroom. (Source: [Context GML 2021](#))

Fencing

Where not enclosed by built form, the ground is surrounded by a black cyclone wire perimeter fence. A concrete wall with panel moulding decorated with a Tigers mural and site naming defined the northeast corner boundary of the site at the vehicle entry to Yarra Park off Punt Road. The ground was first fenced in 1856. In the 1863–64 season it was noted that there was 'a two rail fence' surrounding the ground (Tyson 1987:24). In 1895, the ground is shown to be fenced (MMBW 1895). In the early twentieth century the oval was surrounded by a low timber picket fence (painted white). The current cyclone wire and walling around the ground may have been added during landscape works in the early 2000s. Current fencing around the oval is simple pipe rail fencing with advertising hoarding.

Entrances

Entry into the ground is provided on the north side of the oval, east of the Jack Dyer Stand (Gate 2). An earlier entrance on the Punt Road side was relocated to the north side as a result of the widening of Punt Road around 1965. Another gateway is located at the south end of the David Mandie Building (Gate 1). Primary vehicular access to the adjoining carpark is via a roadway off Punt Road into Yarra Park immediately to the north of the Punt Road Oval. The driveway leads to a carpark to the north of the ground and wraps around the rear of the Jack Dyer Stand and the David Mandie Building.

Seating

Seating was installed in 1889 on the high ground on the north, with the seats set into the hill. In 2021, open tiered seating is located between the oval and the Jack Dyer Stand, and a raised paved viewing area is situated between the David Mandie Building and the oval. There is also seating provided in the upper level of the Jack Dyer stand. The grassed mounds, known mid-century as the 'outer hill', would have provided additional informal seating. The hill on the east side was narrowed after the widening of Punt Road in the mid-1960s. Open concrete steps with timber bench seating east of the Jack Dyer Stand, extant in 2005, appear to have been removed. Sheltered benches are located beside the oval in front of the administration building.



Figure 22. View to the rear of the Jack Dyer Stand approaching from Yarra Park (northeast). (Source: [Context-GML 2021](#))



Figure 23. View towards Punt Road Oval from Richmond Railway Station. (Source: [Context-GML 2021](#))

Other elements

The current large digital scoreboard located on the grass hill at the southeast corner of the site replaced an earlier scoreboard. A mature Spotted Gum (*Corymbia maculata*) is located to the west of the scoreboard on the hill, planted after 1945, possibly in the 1980s. Billboards are also located in this area.

A simple gable roofed shed clad in sheet metal sits behind the concrete wall in the northeast corner of the site and appears to have been under construction in 2009.

A row of temporary buildings is located to the east of the Jack Dyer Stand, on the northern side of the playing surface. They have been added to since 2018.



Figure 24. Cyclone fencing, mounding along the Brunton Avenue boundary. (Source: [Context-GML 2021](#))



Figure 25. View of the oval, scoreboard, billboard and Spotted Gum (left) at the south east corner of the oval, from the Brunton Avenue corner with Punt Road. (Source: [Context-GML 2021](#))

INTEGRITY

Punt Road Oval has relatively high integrity. Like other football grounds in Melbourne associated with the early VFL and AFL clubs, the ground has undergone change in response to changing demand and to meet changing standards and requirements associated with Australian Rules football. The ground remains in its original location, but the overall size and shape of the reserve has changed due to extensions to the ground in the 1920s, and areas lost for road widening in the 1960s. Entrances and access points have changed (although entrances at the northern and southern ends of the oval are longstanding features), and pavilions, stands, and turnstiles have been built and moved or replaced over time. In spite of changes, key attributes of the place remain, including the oval, the Edwardian grandstand (the Jack Dyer Stand), [the tradition of informal](#) grassed embankments and the location of the scoreboard on the southeast corner embankment. Built form has consistently been limited to the north and west sides, meaning the visibility of the ground from the surrounding public domain, including from Yarra Park, Punt Road, Brunton Avenue, the multiple-track railway line and Richmond Railway Station, contribute to its presence and landmark qualities. Other longstanding attributes include the use of the place by the Richmond Football Club.

The Jack Dyer Stand is the earliest building surviving at the site, opened in 1914. In spite of an addition at the west end in 1927 (which is in keeping with the original), replacement of the original stairs and alterations to some fenestration and the podium, it retains key elements of its Edwardian-era grandstand type.

COMPARATIVE ANALYSIS

The comparative examples are listed in the Victorian Heritage Register for their significance at the State level or in the Heritage Overlay for significance at the local level. The Carlton Recreation Ground, within Princes Park, is proposed to be listed in the Heritage Places Inventory with a building category of Significant and streetscape category of Significant through Amendment C396.

Early reservation of land for public recreation

There are a number of sporting grounds and playing fields within larger areas of land in and surrounding Melbourne which were set aside for public purposes in the mid-nineteenth century, reserved as public parks and gardens; the vision for which is largely credited to Governor Charles Joseph La Trobe. Yarra Park, within in which Punt Road Oval is located, was one such area. Yarra Park is included in the Victorian Heritage Register (VHR H2251). Reservation of these areas resulted in an inner ring of gardens, that included Fitzroy Gardens (VHR H1834), Treasury Gardens (VHR H1887), Carlton Gardens (VHR H1501; Royal Exhibition Building and Carlton Gardens are inscribed on the World Heritage List), Flagstaff Gardens (VHR H2041), and the Royal Botanic Gardens (VHR H1459) and Domain Parklands (VHR H2304), and an outer ring that included Yarra Park, Albert Park (in the City of Port Phillip), Fawkner Park (VHR H2361), and Princes Park (within HO1 Carlton Precinct) and Royal Park (VHR H2337) (originally one reserve). The inner ring gardens were generally carefully designed and curated gardens, intended for passive recreation, while those in the outer ring generally exhibited less refined design attempts and were used for both active and passive recreation as well as for a range of non-recreational public purposes. (VHD report for H2251 Yarra Park) Punt Road Oval is located within one of the outer ring parks, Yarra Park.

Similar to Punt Road Oval, Princes Park oval is located within the larger area of one of Melbourne's outer ring parks, Princes Park, Royal Parade, North Carlton. Princes Park is an approximately 39-hectare area of parkland. Princes Park is included in the Heritage Overlay of the Melbourne Planning Scheme, as part of HO1 Carlton Precinct. As noted in the precinct citation, Princes Park

was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s. It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities.

In the latter nineteenth century, ...Carlton sporting clubs ... were ...granted permissive occupancy, most notably the Carlton Football Club. The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground. (Heritage Precincts Statements of Significance February 2020)

Carlton Football Club's home ground is centrally located with parkland for passive recreation to the north and playing fields to the south. The ground is almost entirely enclosed by buildings, grandstands and walls, unlike Punt Road Oval which is open to the south and east boundaries, and partially open on the north boundary.

Although the Carlton Football Club ground in Princes Park has changed extensively over time, it retains one of its early stands, the curved 1909 Ald Gardiner Stand designed by architect Frank Stapley (Caruso 2002: 118; De Bolfo 2017; Nearmap 2021). Melbourne Cricket Ground, also within Yarra Park, has undergone substantial change, with the 1927 MCC Members Pavilion and other existing stands demolished in the early 2000s.

Royal Park, Parkville, is another large area of public parkland to the north of central Melbourne. Royal Park is included in the Victorian Heritage Register (H2337). Royal Park was reserved for public purposes in 1845 and gazetted in 1876. It has been a venue for various sporting competitions from the late 1850s, including cricket, football and golf, and women's sports. (VHD report for Royal Park, H2337) With the exception of the State Netball and Hockey Centre, sporting grounds and playing fields are integrated into the landscape, defined by tree plantings and low transparent fencing, as opposed to being separate, enclosed spaces, as at Princes Park, North Carlton, and Punt Road Oval in Yarra Park.

Fawkner Park, South Yarra, is a large area of public park of 41 hectares. Fawkner Park is included in the Victorian Heritage Register (H2361). Fawkner Park was temporarily reserved in 1862 and developed as parkland from 1875. The citation for Fawkner Park states that:

Fawkner Park is one of Melbourne's 'outer ring' parks and was integral to the vision of Charles La Trobe (Superintendent of the Port Phillip District and later Lieutenant-Governor of Victoria) from the mid-1840s, to develop Melbourne as a city surrounded by extensive public parklands. It demonstrates the Government's desire to provide outdoor recreational spaces for passive and active recreation and to beautify the city. (VHD report for H2361)

The designed landscape of Fawkner Park comprises pathways and linear plantings which define angular-shaped areas of lawn and playing fields. The park includes brick pavilions with amenities associated with the playing fields and other public purposes but no grandstand or substantial structures with tiered seating. Like at Royal Park, at Fawkner Park the playing fields are integrated into the landscape, defined by tree plantings and low transparent fencing, as opposed to being separate, enclosed spaces, as at Princes Park, Carlton, and Punt Road Oval in Yarra Park.

Early grounds used in association with VFA and VFL

In the context of early sporting grounds used for Australian Rules football by the early VFA and professional VFL clubs, Punt Road Oval is comparable to Princes Park, Melbourne Cricket Ground (also within Yarra Park), and South Melbourne Cricket Ground (within Albert Park Lake reserve). Although Melbourne Football Club (established 1858), Carlton Football Club (established 1864) and South Melbourne (established 1877) formed earlier than the Richmond Football Club (1884), the Richmond Cricket Ground was used by an earlier Richmond football club from 1860. The Melbourne Cricket Ground and the Richmond Cricket Ground were both established in 1853. Carlton Football Club formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in

1878 on which to establish their home ground. Punt Road Oval was first formally occupied by the Richmond Cricket Club, who were granted permissive occupancy of six acres in the Government Paddock in 1853 (nine acres were granted to the Melbourne Cricket Club). The first Australian Rules football matches were played in Yarra Park in 1858: 'In 1858, the first Australian Rules football matches were played in the vicinity of the Melbourne Cricket Club grounds' (VHD report for H2251 Yarra Park).

South Melbourne Cricket Ground (now known as Lakeside Stadium) was established in 1862 in the larger Albert Park Lake reserve, which was reserved the same year. It was the home of the South Melbourne Football Team from 1867 until the end of the 1981 season, after which South Melbourne moved to Sydney and became the Sydney Swans. The ground continues to be used for other purposes and retains its 1926 grandstand designed by architects GW Glegg & Morrow.

Brunswick Street Oval, Fitzroy, was the home of the Fitzroy Football Club from 1884 until 1966. It retains its nineteenth-century timber grandstand designed by architect Nathaniel Billing (built 1888). The Brunswick Street Oval Grandstand is listed on the Victorian Heritage Register (H0751).

St Kilda Cricket Ground, on Queens Road, Fitzroy Street and Lakeside Drive, St Kilda, 'was established on its present site in 1856 as the home of the St Kilda Cricket Club, which was formed in 1855. The ground also became the home ground of the St Kilda Football Club, which was formed in 1873. This was one of the first members of the Victorian Football Association (VFA), which began in 1877, and in 1897 became a foundation team in the Victorian Football League (VFL).' St Kilda Cricket Ground is on the Victorian Heritage Register (H2234). (VHD report for H2234)

Victoria Park, Abbotsford (City of Yarra), is a former VFL/AFL ground that was acquired by Collingwood City Council for use as a municipal reserve in 1882. The Collingwood Football Club was formed in 1892, seven years after Richmond Football Club, and played at Victoria Park for 107 years, from 1892 to 1999. The reserve was used by local cricket and football clubs from the early 1880s and was the home of the Collingwood Cricket Club from 1906 to 1996. (VHD report for H0075 Victoria Park)

Richmond Football Club existed in various forms from 1860 but efforts to keep a consistent club going in the 1860s and 1870s were unsuccessful. The early Richmond football teams played at the Richmond Cricket Ground from 1860. The present Richmond Football Club was formed in 1884 and played at the Punt Road Oval until 1964 when they were relocated to the MCG. Punt Road Oval remains the administrative centre and training grounds of the Richmond Football Club and the home ground for Richmond's Men's and Women's VFL teams, and AFL Women's team since 2021.

Grandstand architecture

Punt Road Oval is one of a small number of the early football grounds in Melbourne to retain an early grandstand. The Brunswick Street Oval Grandstand is one of the earliest surviving grandstands of its type, built in 1888 to a design by architect Nathaniel Billing (Figure 4). Princes Park, Carlton, retains the 1909 Ald Gardiner Stand, designed by architect Frank Stapley. The earliest surviving stand at South Melbourne was built in 1926 (Figure 6). The 1925–26 Kevin Murray Stand (originally called the GP Newman Stand), designed by the architect E J Clark, and the 1933–34 Don Blackie Bert Ironmonger Stand are the earliest surviving grandstands at the St Kilda Cricket Ground (Figure 5). The earliest stand at Victoria Park dates from the interwar era, while no early stands remain extant at the MCG.

The curved plan form of the 1909 Ald Gardiner Stand, designed by Frank Stapley at Princes Park (Figure 29) and 1913–14 Jack Dyer Stand designed by Thomas Watts & Son were not common for their time, foreshadowing the later streamlined and curved forms of Moderne stands that emerged during the interwar era.

Other grandstands designed by architect Thomas Watts

The architectural significance of the grandstand designed by architect Thomas Watts at Prince's Park, Maryborough (Figure 26), is recognised in the VHR citation for Prince's Park, Maryborough, in the Central Goldfields Shire (VHR H1880). 'The Grandstand uses extensive turned wood decoration and is an early example of all timber decoration that became more widespread in late Victorian and the Edwardian period.' (VHD report for Prince's Park Maryborough, VHR H1982)

The Prince's Park grandstand in Maryborough is the earliest known surviving example of its type designed by architect Thomas Watts. The design was 'modelled on the 1886 South Melbourne grandstand designed by William Elliot Wells which was destroyed by fire in 1926 and a similar grandstand at Victoria Park, Collingwood which was demolished in 1966' (VHD report for Prince's Park Maryborough, VHR H1982). The 1909 Members Stand at Victoria Park, Abbotsford, was designed by Thomas Watts (Figure 27).

Although later than the other known stands designed by Thomas Watts at Prince's Park Maryborough and Victoria Park, Abbotsford, the 1913–14 Jack Dyer Stand at Punt Road Oval is distinguished by its curved form that follows the arc of the oval. The curved form for a grandstand was used earlier by architect Frank Stapley (who also designed the 1927 wing of the Jack Dyer Stand at Punt Road Oval) in the 1909 design for the Ald Gardiner Stand at the Carlton Football Club's ground in Princes Park, North Carlton.



Figure 26. Grandstand at Prince's Park, Maryborough, built in 1895 to a design by Thomas Watts. (Source: VHD report for Prince's Park, Maryborough, VHR H1880)



Figure 27. Members Stand at Victoria Park, built to a design by architect Thomas Watts in 1909 (demolished). (Source: McFarlane and Roberts 1999, in Allom Lovell & Associates 2003: 24)



Figure 28. Early image of the grandstand (Jack Dyer Stand) at Punt Road Oval, built 1913–14 to a design by Thomas Watts & Son (shown here before the 1927 extension to the west). (Source: Hansen 1989: 34)



Figure 29. The 1909 Ald Gardiner Stand at Princes Park, Carlton North, can be seen in the background, with Carlton player, c1920–50. Photographer: Charles Edward Boyles. (Source: State Library Victoria, Accession No. H2008.122/161)

ASSESSMENT AGAINST CRITERIA

CRITERION A

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

CRITERION B

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

CRITERION C

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

CRITERION D

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

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

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

CRITERION G

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

CRITERION H

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

RECOMMENDATIONS

Recommended as an individual Heritage Overlay in the Schedule to Clause 43.01 (Heritage Overlay).

List the statement of significance for Punt Road Oval (Richmond Cricket Ground) in the entry for Punt Road Oval in the Schedule to Clause 43.01 (Heritage Overlay).

Make the statement of significance for Punt Road Oval (Richmond Cricket Ground) an incorporated document to the Melbourne Planning Scheme.

Remove Punt Road Oval (Richmond Cricket Ground) from HO2.

Apply the new Heritage Overlay to the extent of Punt Road Oval (Richmond Cricket Ground) and the small section of parkland to the southeast removed from HO2 and include the small areas of land within the Punt Road Oval ~~property~~ boundary not previously included in HO2.

Amend the name on the Heritage Overlay Map (Map No. 09ho) to: 'Punt Road Oval (Richmond Cricket Ground)'.

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

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	Yes Jack Dyer Stand 1913-14 and 1927 wing
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

Other

N/A

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PREVIOUS STUDIES

**East Melbourne & Jolimont
Conservation Study 1983**

C
No streetscape grading

STATEMENT OF SIGNIFICANCE

Heritage Place: Punt Road Oval
(Richmond Cricket Ground)



PS ref no: HO ~~the~~1400



What is significant?

The Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, which was cleared, levelled and fenced in 1856 and used for the first time as a [cricket-sporting](#) ground in November 1856, is significant.

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

- the oval (~~the fabric and the specific configuration of the oval are not of significance~~)
- [informal](#) grassed embankments on the south and east sides and at the southeast corner of the ground (~~the fabric and specific configuration of the grassed embankments is not of significance~~)
- ~~the restriction of built form to the west and north boundaries of the ground~~
- [views into the ground from the public domain, including from Punt Road \(at pedestrian and street level\) and from Richmond Station and the railway line open-sides to the ground and transparent perimeter fencing on the east \(Punt Road\) and south \(Brunton Avenue and railway line\) boundaries](#)
- the landmark qualities of Punt Road Oval ([Richmond Cricket Ground](#)) as a whole
- the Jack Dyer Stand (1913–14) and 1927 west wing addition.

Elements that contribute to the significance of the Jack Dyer Stand include (but are not limited to):

- the building's original curved plan form, materials and detailing, built to the design of architects Thomas Watts & Son
- the 1927 west wing addition built to the design of architect Frank Stapley
- the building's relatively high integrity to its early design to all elevations
- the hip and gabled roof form
- the pattern and size of original fenestration
- ~~slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze,~~ [gable end details and vents;](#) ~~and~~
- ~~other decorative details.~~

More recent buildings, including the administration building, the David Mandie Building, and the remnant red brick building, are not significant. The fabric of [the scoreboard and](#) recent landscaping

such as the cyclone wire fencing and gates around the perimeter of the ground, the pipe rail fencing around the oval, ~~and~~ the northeast corner wall and the Spotted Gum in the southeast corner of the ground are not significant.

More recent alterations and additions to the Jack Dyer Stand, including changes at podium level, modern external stairs, new openings in the curved north elevation, and commentary box within the stadium seating area are not significant.

How is it significant?

Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

Why is it significant?

The Punt Road Oval, occupying the Traditional Country of the Wurundjeri Woiwurrung people of the East Kulin Nation, is of historical significance as part of the former Richmond Paddock (Yarra Park), which was used as an East Kulin living area, *ngarrga* and ceremonial ground, both prior to the British colonisation of Port Phillip and during the early settlement period in the 1830s and 1840s. It was used as a *ngarrga* and ceremonial ground in the 1840s. (Criterion A)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) that was set aside in 1837, is of historical significance for its use for the policing and administrative purposes of the colonial government of the Port Phillip District. From 1837, the wider area was used by Police Magistrate William Lonsdale, by the Mounted Police and the Native Police, and by officers of the Port Phillip Aboriginal Protectorate. (Criterion A)

The Punt Road Oval is of historical significance as an early cricket ground in Melbourne that was established in 1853 and used by the Richmond Cricket Club from 1856. It was used as a cricket ground for over 150 years [until 2011](#) and was the venue for significant events including interstate matches and as a training ground for the Aboriginal Cricket Team in 1867–68. (Criterion A)

The Punt Road Oval, established as the Richmond Cricket Ground in 1853, is of historical significance for its use as an early football ground from 1860 and its association with the early Richmond football team from that time, and for its earlier role in the development of the code of Australian Rules football in 1858; as the home ground for the present Richmond Football Club from 1885 to 1964 and for its use (up until the present time) as the club's training ground and administrative centre. The development of the ground from 1907 when the club was accepted into the Victorian Football League, and through the early and mid-twentieth century, reflects the significant growth in membership of the Richmond Football Club over this time and the growing spectator base for Richmond home games. This period saw the construction of a large Edwardian grandstand in 1913–14 (named the Jack Dyer Stand in 1998), built to a design by architects Thomas Watts & Son and extended in 1927 to a design by architect Frank Stapley; a second grandstand, the Members Stand (later named the EM King Stand), erected in 1937–38 and since demolished; and other changes to the ground over time. (Criterion A)

The brick Edwardian-era Jack Dyer Stand is of representative significance as an example of the larger and more elaborate football stands that emerged in the late nineteenth century and early twentieth century. It retains key distinguishing features of its original 1913 design by Thomas Watts & Son and the matching 1927 extension designed by architect Frank Stapley. The stand is distinguished from the earliest known grandstand designed by Thomas Watts which is at Maryborough (1895) by its curved plan. The curved plan form is not typical for grandstands of this era. An earlier example is the 1909 Ald Gardiner Stand, Princes Park. (Criterion D)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) set aside in 1837, is of social significance for its important associations with the Aboriginal history of Melbourne; this includes being part of the wider Richmond Paddock that was a traditional East Kulin living area, and *ngarrga* and ceremonial ground that continued to be used as such into the 1840s, and being occupied by the Native Police Corps as a site for police training and police barracks. The Punt Road Oval, formerly the Richmond Cricket Ground, is also significant for its use as a training venue in 1867–68 for the Aboriginal Cricket Team made up of men from different parts of Victoria, and its current use as a training centre for Indigenous youth. (Criterion G)

The Punt Road Oval is of social significance for its long association with the Richmond Football Club, which used the oval as its home ground from 1884 until 1965; for its use by Richmond Football Club as a training ground and administrative centre from 1965 until the present day; and for its association with earlier Richmond football teams that also used the ground from 1860. The community for whom the place is significant includes members and supporters of the Richmond Football Club; past and present players, coaches and staff of the Richmond Football Club; [residents of Richmond; and Melburnians more broadly](#). This community has had a strong attachment to the place for over 130 years. This attachment is strengthened by the strong and distinctive community identity of Richmond though much of the twentieth century. This was heavily anchored in local working-class politics that promoted fierce loyalty and physical toughness, which translated easily to football—for many Richmond supporters, ‘Tigerland’ is another name for Richmond. The social significance of the place as the former home ground of the Richmond Football Club resonates in the continued use of the ground for training; as the site of post-grand final premiership celebrations; and its powerful symbolic meaning to Richmond residents and followers of the Richmond football team who regard the ground as the spiritual home of the club. Its resonance is strengthened by the ground’s presence and visibility [in the urban landscape, visually prominent in views](#) from major transport corridors (Punt Road, Brunton Avenue, the multi-track railway line and Richmond Railway Station) and within Yarra Park, making it a prominent landmark in the local area [for residents of Richmond and Melburnians more generally](#). The Richmond Cricket Ground is also of potential social significance to players, coaches and other staff, members and supporters of the Richmond Cricket Club, which was based at the ground for over 150 years—from 1854 until relocating to Waverley Park in 2011. (Criteria E and G)

The Punt Road Oval is of significance for its association with champion Richmond footballer John (‘Jack’) Raymond Dyer (1913–2003). Nicknamed Captain Blood, Dyer was captain–coach of Richmond in the 1930s and 1940s and one of the greats of the game, recognised for his strategic play, fine marking and straight kicking. He was selected numerous times for the Victorian team and was inducted into the Australian Football Hall of Fame. A bronze statue of Dyer was erected outside the ground in 2003 and the 1913–14 grandstand was named in his honour in 1998. (Criterion H)

~~The Punt Road Oval is of significance for its association with Thomas Wentworth Wills (1835–1880), first-class cricketer and co-founder of Australian Rules football. Wills was a member of the Richmond Cricket Club and one of its leading players in the 1850s and 1860s; he was also selected for intercolonial matches. In 1858–59 he was a co-founder of a new code of football suitable for conditions in the Colony of Victoria. Initially known as Melbourne rules football and later as ‘Australian rules’, this was the first game of football in the world to be formally codified. (Criterion H)~~

Primary source

Punt Road Oval (Richmond Cricket Ground) Heritage Review [2021-\(ContextGML, 2021\)](#) [\(updated February 2023\)](#)



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MEMORANDUM

TO	Tanya Wolkenberg/Klover Apostola City of Melbourne	FROM	Kate Gray
RE	Chinese Mission Church 148-150 Queensberry Street Carlton	DATE	10 February 2023

1.0 INTRODUCTION

This memorandum has been prepared at the request of the City of Melbourne and addresses the Chinese Mission Church at 148-50 Queensberry Street Carlton.

Under Amendment C405melb, the Chinese Mission Church is proposed for a permanent Heritage Overlay control in the Melbourne Planning Scheme, as part of a new Heritage Overlay (HO) precinct known as the Hotel Lincoln and Environs Precinct (HO97).

The property is further recommended to be identified as a Significant Heritage place in the Incorporated Document Heritage Places Inventory.

In its report of November 2022, the Panel for Amendment C405melb made a number of findings in relation to the former Chinese Mission Church.

In summary, the Panel concluded:

- The Carlton Heritage Review provides suitable justification for the Hotel Lincoln and Environs Precinct and for including the Chinese Mission Church within the precinct.
- It is appropriate to apply HO97 to the Chinese Mission Church
- The Chinese Mission Church is of historical significance (Criterion A) but is not of social significance (Criterion G)
- The Chinese Mission Church (148-150 Queensberry Street, Carlton) should be re-categorised from significant to contributory.¹

Following on from these findings, the Panel recommended:

2. **Amend the Statement of Significance for the Hotel Lincoln and Environs Precinct (HO97), as shown in Appendix E1, to:**
 - a) **Delete all references to the Chinese Mission Church at 148-150 Queensberry Street, Carlton having social significance (Criterion G)**

¹ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 46

b) Recategorise the Chinese Mission Church at 148-150 Queensberry Street, Carlton from significant to contributory**3. Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for 148-150 Queensberry Street, Carlton as 'contributory'.²**

In relation to the question of the heritage category, the Panel commented as follows:

While the Panel accepts that the place is of local historical value, it considers the Chinese Mission Church should be re-categorised from significant to contributory. Having regard to the extensive material presented at the Hearing, a detailed site inspection, the fabric of the building, the heritage citation and the final version of the Statement of Significance, the Panel considers the place is more appropriately categorised as a contributory building.

The re-categorisation of the Chinese Mission Church to contributory will have no material impact on the balance of the precinct. Contributory buildings adjoin the Chinese Mission Church to the east (144-146 Queensberry Street) and on the east side of Little Queensberry Street (138-140 Queensberry Street). The properties at 91-95 Cardigan Street and 134-136 Queensberry Street should remain as significant.³

This memorandum has been prepared in light of the Panel's recommendation to re-categorise the Chinese Mission Church from Significant to Contributory.

The memorandum is intended to assist Council's consideration of the Panel's recommendation for a category change by providing the following:

- background information on earlier heritage studies and the grading of the Chinese Mission Church in these under Council's previous grading system (refer to section 2.0)
- comment on the distinction between Significant and Contributory heritage places (see section 3.1)
- reasons for the recommendation in the Carlton Heritage Review for the Significant heritage place category to apply to the Chinese Mission Church (see sections 3.2 and 3.3).

It is noted that the issue of the Significant heritage category itself was not addressed in my expert evidence statement on behalf of the City of Melbourne and I do not recall being questioned in the hearing on the issue of whether a Significant or Contributory category should apply.

At the request of Council officers, the memorandum also provides a brief explanation of the differences between the strategies and policies for Significant and Contributory heritage places in the Melbourne Planning Scheme.

² Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 46

³ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 46

The memorandum makes reference to:

- the heritage citation for the Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton in the Carlton Heritage Review (exhibited version, November 2021)
- the Statement of Significance for the Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (November 2021).

Copies of both are attached at Appendix A.

In referencing the November 2021 version of the Statement of Significance, it is noted that the Panel for Amendment C405melb has recommended this be amended by the deletion of references to the Chinese Mission Church having social significance. This change was recommended in my expert evidence on behalf of Council and is supported by Council⁴ and an updated Statement with proposed changes was prepared during the Panel hearing.

In relation to the heritage citation contained in the Carlton Heritage Review, it is similarly recognised that the assessment of social value for the Chinese Mission Church has been further considered through the Panel process and the conclusions in relation to social value are to be amended in the final version of the Carlton Heritage Review.

⁴ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 44



Figure 1 2018 view of the Chinese Mission Church from the south in Queensberry Street
Source: Lovell Chen



Figure 1 View from the south-west
Source: Lovell Chen, 2022



Figure 2 Detail of the principal facade, note the overpainted brickwork and distinctive parapet and pediment
Source: Lovell Chen, 2022



Figure 3 View from the north-west in the rear lane showing the west elevation
Source: Lovell Chen, 2022

2.0 BACKGROUND

2.1 Carlton Conservation Study (1984-5)

The Chinese Mission Church was first identified in the Carlton Conservation Study of 1984, where it was assessed as a C-graded building in a Level 3 streetscape. This was in a grading system with A-F-graded buildings and level 1-3 streetscapes.

A Building Identification Form was prepared in 1985 and a copy of this is attached (Appendix B). Under Notable Features / Significance, a note is included 'intact fenestration, parapet detailing'. The building was assessed as of *fair* integrity and in *good* condition, with the overpainting to the face brickwork described as 'extremely inappropriate', with the recommendation 'RAM' ('remove by approved method').

C-graded buildings were defined in the 1984 study as follows:

'C' buildings make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular periods or styles of construction, as well as some individually significant buildings that have been altered or defaced.⁵

⁵ Nigel Lewis and Associates, Carlton, North Carlton and Princes Hill Conservation Study, Final Report, August 1984, p. 6.

The Carlton Conservation Study confirmed the Melbourne City Council's objectives for A, B & C buildings as follows:

The Council will require the retention and enhancement of buildings of significant architectural and historic merit.⁶

The stated objectives for lower graded buildings (D-F) were for the *promotion* of the retention and enhancement of the buildings.

QUEENSBERRY STREET					
19	- C - 1	60	- D - 1	148	- C - 3
21-23 *	- A - 1	74-80 **	- A - 1	210 MMTB Subst.	- C - 3
rear 23	- D - 2	92 Shop N.E.	cnr Bouverie	Former State	
59 **	- A - 1	St.	- C - 3	School**	- A - 3
133-135	- C - 2	98-104	- E - 3	Myer Warehouse	- C - 3
Public Urinal	- B -	106-108	- D - 3	278	- C - 3
221	- E - 3	128-132	- E - 2	Public urinal	** - A - 3
229	- C - 3	134-40	- C - 2		
259	- C - 3	144-146	- E - 2		

Figure 4 Excerpt from the Carlton Conservation Study 1984 (Nigel Lewis & Associates), Part H, p. 30 indicating the gradings for properties in Queensberry Street Carlton, note no. 148 is identified as a C-graded building in a Level 3 streetscape

The same gradings were reproduced in Council's City of Melbourne Conservation Schedule (1991).

The new format Melbourne Planning Scheme as at April 1999 included a small precinct for 128-140 Queensberry St, Carlton (HO97). At the time, HO97 was mapped as shown at Figure 5 and comprised the following:

128-132 Queensberry Street (Hotel Lincoln)	E-graded in 1984 study
134-140 Queensberry Street (2 pairs of shops)	C-graded in 1984 study

As confirmed at Figure 5, in 1999, no HO controls applied to the Chinese Mission Church. This is despite the fact that it was not uncommon to include C and many D-graded buildings in the HO where these were located outside the large heritage precincts. The reason for the exclusion of the subject property is not known. The E-graded 144-146 Queensberry Street was also excluded from HO97.

2.2 City of Melbourne Heritage Review 1999-2000

In 1999-2000 a review was undertaken by Allom Lovell & Associates (now Lovell Chen) of lower graded buildings (D, E & F gradings) outside HO precincts across the municipality. Key objectives of this study included the rationalisation of the grading system to a four rather than a six-tier system (A-D rather than A-F) and an assessment whether HO controls were warranted for graded buildings located outside

⁶ Nigel Lewis and Associates, Carlton, North Carlton and Princes Hill Conservation Study, Final Report, August 1984, p. 6.

precincts. One important outcome of the study was that buildings were generally either confirmed at the D grading level or the gradings were removed (i.e., the buildings became ungraded).

Two buildings in the current proposed Hotel Lincoln and Environs Precinct were assessed in the 1999-2000 Heritage Review, the Hotel Lincoln (128-132 Queensberry Street) and the Miles Building (former manufacturing building at 144-146 Queensberry Street). The review recommended upgrading both from their original E grading to a D grading.

Of the two buildings, the hotel was already included in the existing HO97, but 144-146 Queensberry Street was at the time not subject to the HO. By September 2004, however presumably as a consequence of the 1999-2000 Heritage Review upgrading, 144-146 Queensberry Street had been added to the HO schedule (as HO807) and was mapped as per Figure 6 below.

The 1999-2000 Allom Lovell & Associates review did not include an assessment of the Chinese Mission Church, presumably on the basis the building was a C-graded building and was therefore out of scope. The Council-supplied master list for the study have been reviewed and these did not include the property.

2.3 Amendment C258 - Gradings conversion

More recently, the gradings conversion work for Amendment C258 (where the A-D system was replaced by the current Significant heritage place, Contributory heritage place and non-contributory system) provided converted gradings for the other buildings in the proposed Hotel Lincoln and Environs Precinct, as follows:

Table 1 Amendment C258 recommended gradings (Source: Heritage Places Inventory 2017, Exhibition, Planning Scheme Amendments online)

Address	Previous grading/s	C258 recommendation
91-95 Cardigan Street (Hotel Lincoln)	E (1984) D (1999)	Significant heritage place
134 Queensberry Street	C	Significant heritage place
136 Queensberry Street	C	Significant heritage place
138 Queensberry Street	C	Contributory heritage place
140 Queensberry Street	C	Contributory heritage place
144-146 Queensberry Street	E (1984) D (1999)	Significant heritage place

Following Amendment C258, the former manufacturing building at 144-146 Queensberry Street was subject to further assessment as part of a review of the categories for D-graded *individual* HO places. As a consequence of this review, a revised gradings conversion to Contributory rather than Significant was recommended.⁷ This recommendation was subject to the finalisation of the Carlton Heritage Review (which subsequently confirmed the contributory heritage category).

⁷ Lovell Chen and Anita Brady, Methodology Report Amendment C396 Heritage Category Conversion, March 2021, pp. 2, 5.

The work for Amendment C258 did not include an assessment of the Chinese Mission Church. This was because it was not subject to a HO control - graded buildings which did not have a heritage control were not reviewed in the conversion process.

Council has advised that notwithstanding the lack of a HO control, 148-150 Queensberry Street remained in the incorporated document Heritage Places Inventory until the gazettal of Amendment C258 (which introduced a new version of the Heritage Places Inventory) in July 2020.⁸



Figure 5 HO mapping April 1999 (HO97 arrowed)
Source: Planning Schemes online

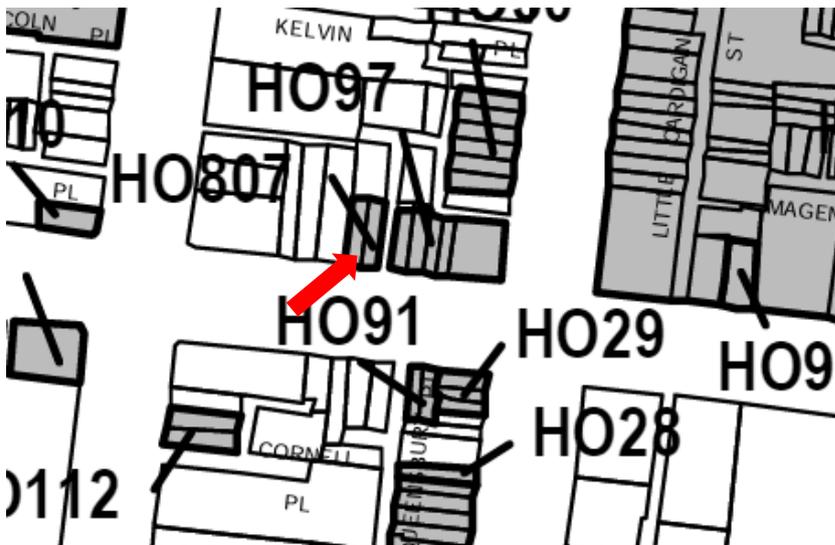


Figure 6 HO mapping February 2004, showing HO97 and HO807 (arrowed)
Source: Planning Schemes online

⁸ Amendment C405/melb Part C Submissions of the Planning Authority, paragraph 81.

2.4 Carlton Heritage Review

The Chinese Mission Church was assessed as part of the Carlton Heritage Review undertaken by Lovell Chen in 2018-2021 and was recommended for inclusion in the HO as part of an expanded precinct, the Hotel Lincoln and Environs Precinct (HO97). HO97 is an amalgamation of the two existing HO places (HO97 and HO807, refer to the map at Figure 7) and a further extension westward to include the Chinese Mission Church at 148-150 Queensberry Street. The existing HO807 is to be deleted from the mapping and the schedule. Refer to Figure 7 and Figure 8.

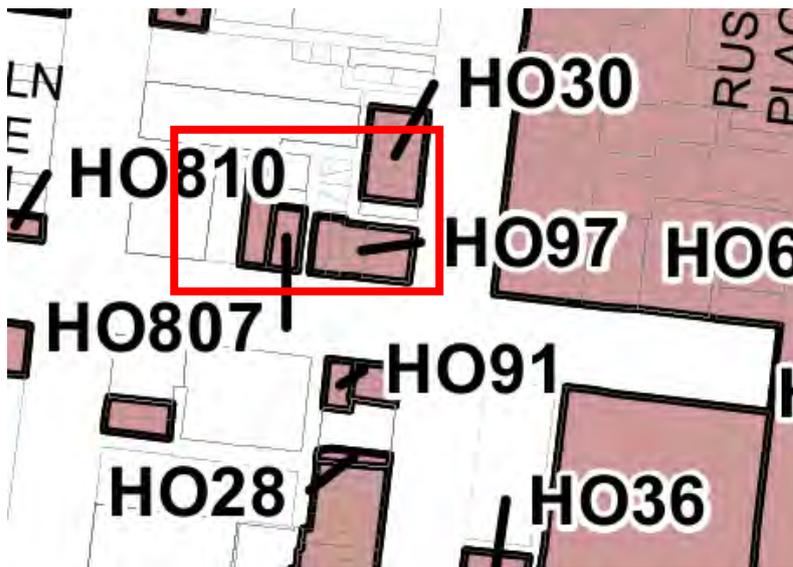


Figure 7 Current mapping of HO807 and HO97
Source: Planning Schemes online



Figure 8 Land to be included in HO97 under Amendment C405 (144-146 and 148-150 Queensberry Street to be incorporated into HO97 – site arrowed)
Source: Planning Scheme Amendments online

Within the precinct, the following significance categories were recommended.

Table 2 Recommended significant categories, Carlton Heritage Review

Address	Name	Category
91-95 Cardigan Street	Hotel Lincoln	Significant
134-136 Queensberry Street	Two-storey shop pair (1877)	Significant
138-140 Queensberry Street	Two-storey shop pair (1894)	Contributory
144-146 Queensberry Street	Former manufacturing building	Contributory
148-150 Queensberry Street	Former Chinese Mission Church	Significant

3.0 COMMENT ON THE RECOMMENDED HERITAGE CATEGORY

3.1 Heritage category definitions

The definitions for the heritage categories are found in the preamble to the Incorporated Document, Heritage Places Inventory March 2022 (Amended January 2023) and are as follows:

Significant heritage place

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

Contributory heritage place

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

Non-contributory

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

The distinction between significant and contributory heritage places is that significant heritage places are of at least local significance in their own right, whereas contributory heritage places (as the name suggests) are important for the *contribution* they make to a heritage precinct. Contributory heritage places combine with other heritage places within the precinct to demonstrate the significant patterns of development or historical themes for which that precinct has been identified. It is important to note

that in many cases Significant heritage places within heritage precincts also make an important contribution to the precinct values. This is not always the case, however and some Significant heritage places located within precincts may not contribute to precinct values, but rather, may have contrasting or different heritage values.

3.2 Statement of significance

The Statement of significance for the Hotel Lincoln and Environs Precinct identifies the precinct values as primarily historical and representative while noting aesthetic significance as related to certain buildings. As noted earlier, references to social value are to be removed from the November 2021 version of the statement.

In relation to the historical significance of the precinct as a whole, the statement noted:

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

In relation to the representative significance of the precinct, the statement noted:

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid-nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct as of local representative significance.

As noted, above, aesthetic significance was identified for particular individual buildings within the precinct.

The statement goes on to detail the historical significance of the Chinese Mission Church as an individual building within the precinct; in summary (and paraphrased):

- The building was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity
- The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia and Victoria. It was one of a number of churches conducting such missionary activities in the community, activities that dated back to the 1850s when Chinese people arrived in the Victorian goldfields
- Melbourne's Chinatown was a focus of this work but the Chinese Mission Church provides evidence of the reach of the missions
- The Chinese Mission Church is less architecturally distinguished than the earlier examples in Little Bourke Street
- While the Chinese Mission Church is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the early part of the twentieth century
- As for other [Chinese] mission buildings, it was purpose-built and maintains its original historical use and function.

These attributes all remain relevant with the exception of the continuation of the original historical use, which has been or will imminently be discontinued.⁹

The building was not found to have individual representative significance (as was the case for the Hotel Lincoln and the former manufacturing building at 144-146 Queensberry Street), nor was it identified as of aesthetic significance (as for the Hotel Lincoln and associated shop pairs to its west).

3.3 Comment on the Significant heritage place recommendation

The Chinese Mission Church contributes to the historical and representative values of the precinct HO97, as a small mixed-use group which demonstrates the diversity of building types and activities and low-scale development which typified the development of Carlton in the late nineteenth and early twentieth centuries. Considered in that context, the building meets the definition for a Contributory heritage place.

Additionally, however, the assessment in the Carlton Heritage Review was that the building is also of local heritage significance in its own right and meets the definition of a Significant heritage place. This assessment was based primarily and substantially on the historical significance attributes listed above at section 3.2. The specific history and purpose-built nature of the building as a mission church and its position on the northern edge of the city - as distinct from earlier central city examples in Little Bourke Street - provide valuable information about the reach of the church mission work in the early twentieth century as well as reflecting on the historical occupation of this particular area by the Chinese community.

The fact that the building is a relatively modest example and not as substantial or architecturally elaborate as the three earlier central city examples of mission churches is of interest and this is discussed in more detail in the comparative analysis in the heritage citation in the Carlton Heritage Review.¹⁰ This comparative exercise is not considered to diminish the historical values of the Chinese Mission Church in Queensberry Street, however, particularly noting that no claim was made for the subject building in relation to aesthetic significance (under Criterion E).

In relation to the discontinuation of the original and historical use of the building, this does not impact on the historical significance of the place.¹¹ There are many examples of places with heritage values where significance is related to a particular historical use and the use has changed or been discontinued. The historical values and associations of the building remain in the documentary record and in the building fabric.

In a physical fabric sense, the purpose-built nature of the building and its external intactness are both factors that are considered relevant to the Significant heritage place recommendation. With the exception of the overpainting to the principal south elevation, the building is generally intact, including retaining its distinctive parapet and pediment with central oculus element and original windows either

⁹ The Panel has recommended the statement of significance be updated to remove the reference.

¹⁰ The cited comparisons are Significant heritage places, and one is included in the Victorian Heritage Register under the Heritage Act 2017.

¹¹ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 45

side of the entry as well as its side elevations (some of these elements also noted in the 1985 Carlton Conservation Study Building Identification Form as noted at section 2.1 above).

The Carlton Heritage Review recommended the building be included in the Hotel Lincoln and Environs precinct as a Significant heritage place. Accepting this, as is documented in the Heritage citation and statement of significance, even when considered when in isolation from the precinct, the church meets Criterion A in its own right. This was acknowledged by the Panel, which noted that it 'accepts the Chinese Mission Church is of historical significance and meets the threshold for Criterion A':

The Chinese community has had a long and important connection to the Chinese Mission Church and the surrounding area and this is reflected in the research documented in the heritage citation and the Statement of Significance. It is also supported by the letter from the Museum of Chinese Australian History to the Future Melbourne Committee.

The Chinese Mission Church is a purpose-built building and provides evidence of the history of outreach or mission activities in the community, relates to earlier and more elaborate examples in Little Bourke Street and provides a historical reference to the presence of a Chinese Australian community in the area, outside Chinatown. The Panel considers the place has been important to the course and pattern of the cultural history of the area.¹²

Consistent with this, it is our view that if the building was not included in HO97, its local historical significance is at a level that would warrant the application of the HO on an individual basis.

Social significance was originally identified on an individual basis as related to the longevity and continuation of the original use, however it is accepted that if social significance existed, it has or is likely to dissipate with the discontinuation of the use. The statement of significance is to be updated accordingly and references to social value removed. This change to the assessment of social value does not diminish the historical significance, however,¹³ and it is not considered to have a bearing on the assessment of individual significance at the local level, nor on the Significant heritage place recommendation.

In summary, while acknowledging the Panel's comments and recommendations for re-categorisation, in the context of the consideration of gradings applied across the review, our view remains that the Significant heritage place category is considered to be appropriate. This is on the basis that the Chinese Mission Church meets the intent and detail of the category definition, being 'individually important at ... a local level' and 'of **historic**, aesthetic, scientific, social or spiritual significance to the municipality' [emphasis added]. The

It additionally makes an important contribution to the precinct values for HO97.

12 Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 45

13 Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 45

4.0 MELBOURNE PLANNING SCHEME HERITAGE POLICY

4.1 Introduction

The following is a brief summary of those policies in the Melbourne Planning Scheme that explicitly reference and distinguish between the significant and contributory heritage place categories in the incorporated Heritage Places Inventory.

Note that there are also a range of other application requirements, decision guidelines, strategies and policies in the Melbourne Planning Scheme that are relevant to heritage matters.

In providing this summary, it is also noted that these policies and their application were not considered as part of the Carlton Heritage Review recommendations for heritage place categories in the Heritage Places Inventory.

4.2 Heritage policy (Clause 15.03-1L-02)

The policy for Heritage at applies to places within a HO and for properties categorised as ‘significant’, ‘contributory’ or ‘non-contributory’.

The policy is applied with reference to the Heritage Places Inventory March 2022 and incorporated Statements of Significance.

While many aspects of the Heritage policy at Clause 15.03-1L-02 apply equally to all properties in an HO or to both significant and contributory places alike, there are some areas where the policy draws a distinction based on the category. These are identified in the summary at Table 3.

Table 3 Heritage policy summary

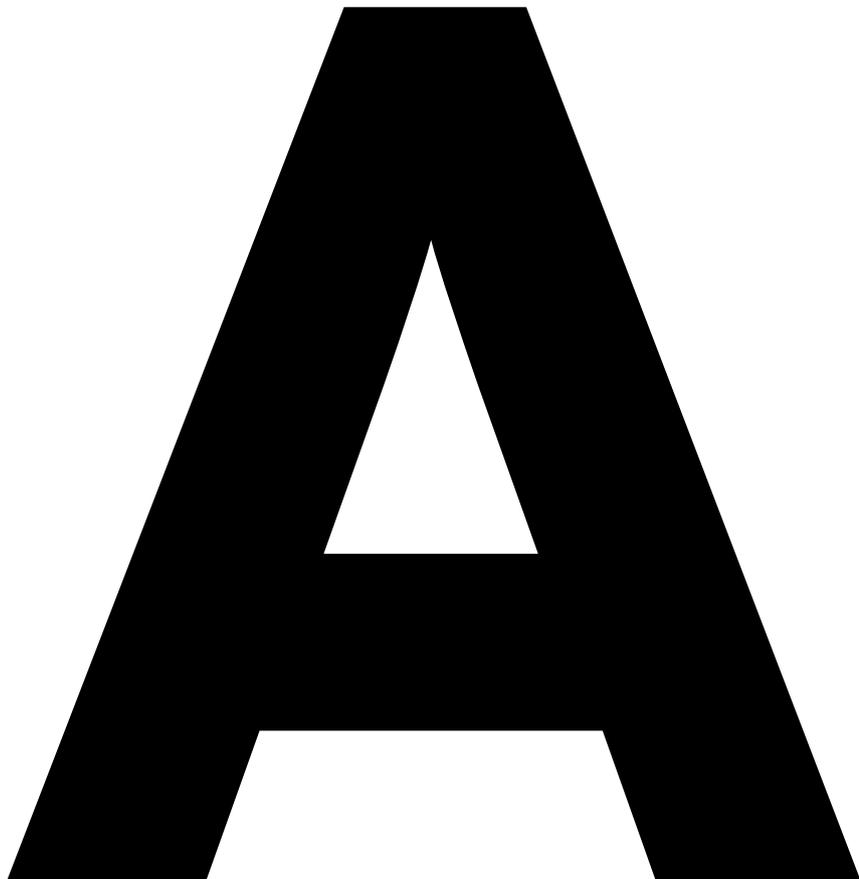
Issue	Strategies/guidelines
Demolition strategies	<p>The strategies include that full demolition of significant or contributory buildings will <i>not generally be permitted</i>, but in the case of proposals for partial demolition, a distinction is drawn between significant and contributory:</p> <p style="padding-left: 40px;"><i>Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted [emphasis added].</i></p> <p>In interpreting this part of the demolition strategies, a definition is provided for the term ‘front or principal part of a building’. This is found in the section on <i>Definitions</i> in the Incorporated Document Heritage Places Inventory (p. 4):</p> <p style="padding-left: 40px;">The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front or principal part is generally considered to be one full</p>

Issue	Strategies/guidelines
	<p>structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For corner sites, the front or principal part of a building includes the side street elevation. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.</p> <p>The strategies also include the following, applied equally for significant and contributory:</p> <p>The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.</p>
Demolition policy guidelines	<p>There is no explicit reference to the significant and contributory heritage place categories in the policy guidelines, however the guidelines make reference to the assessed significance of the heritage place or building, as well as the consideration of the significance of the fabric. The heritage category could be considered to be relevant to these matters.</p>
Alterations strategies	<p>The first of these strategies distinguishes between significant and contributory heritage places on the basis of the <i>visibility</i> of the fabric:</p> <p>Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.</p> <p>Visible is defined in the Heritage Places Inventory as follows:</p> <p>Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.</p>
Alterations policy guidelines	<p>Similar to the Demolition policy guidelines, these guidelines include the consideration of <i>the assessed significance of the building and heritage place</i> and the heritage place category could be considered relevant in that context.</p>
Additions strategies	<p>No distinction is drawn between significant and contributory heritage places.</p>
Concealment of additions strategies	<p>The strategies for concealment of additions apply outside the Capital City Zone and the Docklands Zone.</p> <p>The strategies are the same for significant and contributory heritage places in the case of significant streetscapes.</p>

Issue	Strategies/guidelines
	<p>For other streetscapes, however, there are differences in terms of the level of visibility of rear additions supported by the strategies. These strategies include to</p> <p>... ensure additions are:...</p> <ul style="list-style-type: none"> • Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front façade. • Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape. <p>This distinction would be relevant in the case of the subject site, in that this part of Queensberry Street is not identified as a Significant Streetscape in the Heritage Places Inventory.</p> <p>The following definitions for <i>concealed</i> and <i>partly concealed</i> are provided in the Heritage Places Inventory:</p> <p style="padding-left: 40px;">Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.</p> <p>Note that Monahan Lane, at the rear of the subject site, is not included in the proposed HO precinct.</p>
New buildings strategies	No distinction is drawn between significant and contributory heritage places.
Concealment of higher rear parts of a new building strategies	These strategies apply outside the Capital City Zone and the Docklands Zone. No reference is included to heritage categories.
Restoration and reconstruction strategies	<p>A distinction is drawn between significant and contributory buildings in the strategies for reconstruction, as related to the visibility of the fabric of the building:</p> <p style="padding-left: 40px;">Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an</p>

Issue	Strategies/guidelines
	<p>authentic restoration or reconstruction process, or should not preclude such a process at a future date.</p> <p>As noted earlier, this is where <i>visible</i> is defined as follows (refer to the Definitions in the Heritage Places Inventory:</p> <p>Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.</p>
Subdivision strategies	No reference is included to heritage categories.
Relocation strategy	No reference is included to heritage categories.
Vehicle accommodation and access strategies	No distinction is drawn between significant and contributory heritage places.
Fences and gates strategies	No distinction is drawn between significant and contributory heritage places.
Trees strategies	No distinction is drawn between significant and contributory heritage places.
Services and ancillary fixtures strategies	No distinction is drawn between significant and contributory heritage places.
Street fabric and infrastructure strategies	No distinction is drawn between significant and contributory heritage places.
Signage strategies	No distinction is drawn between significant and contributory heritage places.

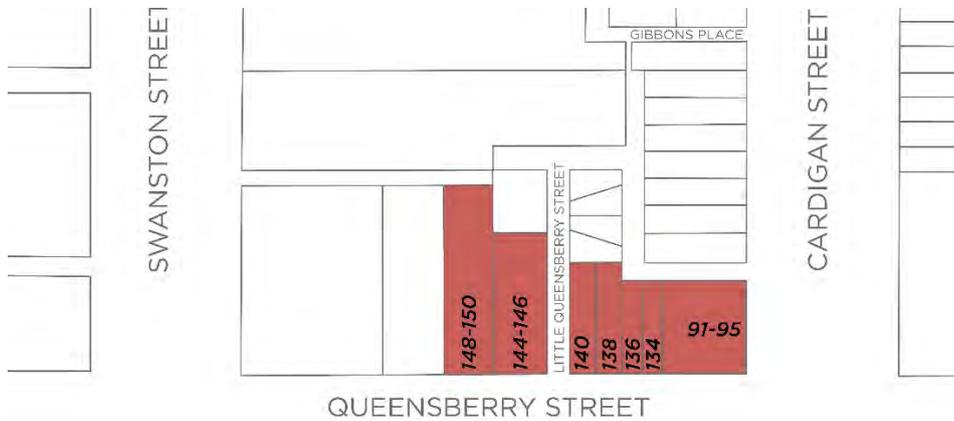
APPENDIX A: CITATION AND STATEMENT OF SIGNIFICANCE



SITE NAME HOTEL LINCOLN AND ENVIRONS PRECINCT

STREET ADDRESS 91-95 CARDIGAN STREET, 134 QUEENSBERRY STREET, 136 QUEENSBERRY STREET, 138 QUEENSBERRY STREET, 140 QUEENSBERRY STREET, 144-146 QUEENSBERRY STREET, AND 148-150 QUEENSBERRY STREET CARLTON

PROPERTY ID 101593, 108035, 108034, 111305, 108033, 108031, 108032



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE 128-132: D2; 134-140: C2; 146: D2; 148-150: C3

HERITAGE OVERLAY HO97

PROPOSED CATEGORY SIGNIFICANT (HOTEL LINCOLN, 134-136, 148-150 QUEENSBERRY ST) CONTRIBUTORY: 138-140, 146 QUEENSBERRY

PLACE TYPE HOTEL, SHOPS, FACTORY, CHURCH

DESIGNER / ARCHITECT /	F J BREARLY (CHURCH)	BUILDER:	JOHN THOMAS (SHOPS) GAMLIN BROS (CHURCH)
DESIGN PERIOD:	VICTORIAN PERIOD (1851-1901)	DATE OF CREATION / MAJOR CONSTRUCTION:	1854-55, 1940S (HOTEL); 1877-1890S (SHOPS); 1905 (CHURCH), 1922 (FACTORY)
	FEDERATION/EDWARDIAN PERIOD (1902- INTERWAR PERIOD (C.1919-C.1940)		

THEMES

HISTORICAL THEMES	DOMINANT SUB-THEMES
2 PEOPLING VICTORIA'S PLACES AND LANDSCAPES	2.5 MIGRATING AND MAKING A HOME 2.6 MAINTAINING DISTINCTIVE CULTURES
5. BUILDING VICTORIA'S INDUSTRY AND WORKFORCE	5.2 DEVELOPING A MANUFACTURING CAPACITY 5.3 MARKETING AND RETAILING 5.6 ENTERTAINING AND SOCIALISING
6. BUILDING TOWNS, CITIES AND THE GARDEN STATE	6.3 SHAPING THE SUBURBS 6.7 MAKING HOMES FOR VICTORIANS
8.0 BUILDING COMMUNITY LIFE	8.1 MAINTAINING SPIRITUAL LIFE 8.5 PRESERVING TRADITIONS AND COMMEMORATING

RECOMMENDATIONS

Recommend retention of HO97 in the Heritage Overlay and expand to include 144-146 Queensberry Street and 148-150 Queensberry Street in the Heritage Overlay to create the Hotel Lincoln and Environs Precinct. Removal of HO807 to reflect the inclusion in the heritage precinct. Amend Heritage Overlay mapping to reflect full extent of property titles. Recommend the following significance categories within the precinct:

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant

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

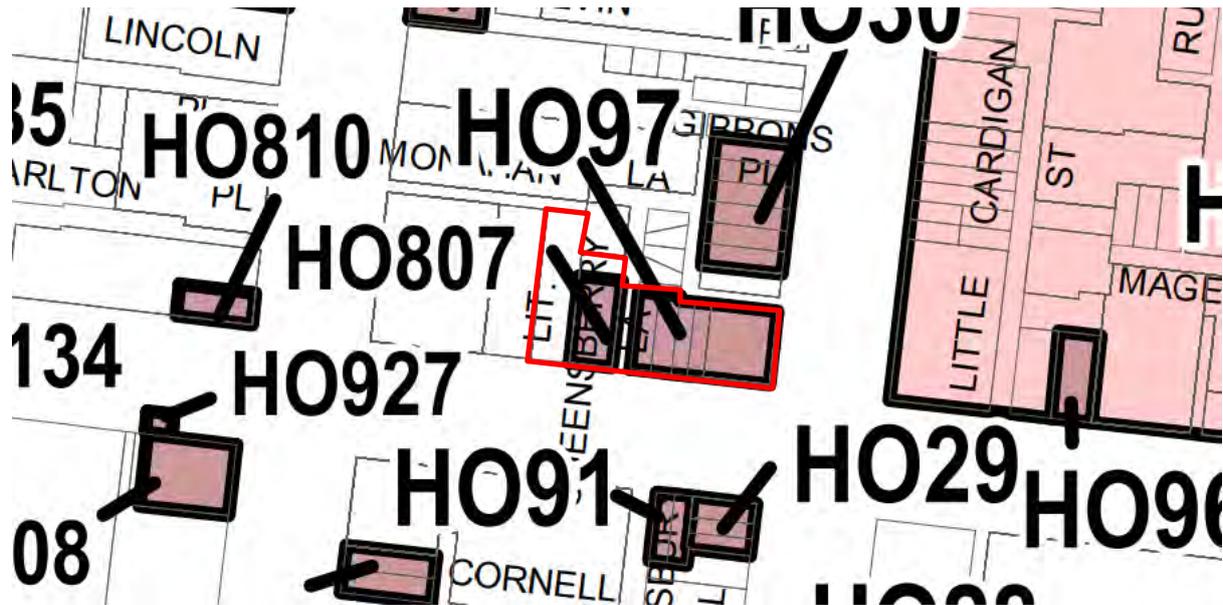


Figure 1 Detail of HO Map no. 5 with the proposed extent of overlay indicated by the red line
Source: Melbourne Planning Scheme

SUMMARY

The Hotel Lincoln and Environs Precinct comprises the Hotel Lincoln, 91-95 Cardigan Street and adjoining shops at 134-140 Queensberry Street, Carlton; the former manufacturing building at 144-146 Queensberry Street, constructed in 1927 and the Chinese Mission Church at 148-150 Queensberry Street, constructed in c. 1905. It is a mixed, non-residential streetscape, and is located at the intersection of two major thoroughfares of the suburb, Queensberry and Cardigan streets. It comprises individual and groups of buildings dating from the nineteenth and twentieth centuries.

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century. It is representative of the diversity of activity co-located within small areas of Carlton, demonstrating the mixed use and low-scale development of the suburb from the mid-nineteenth century. The pattern of use in this precinct to Queensberry Street is demonstrative of these attributes of Carlton's development, and the overlap of work, recreation, worship and habitation. Albeit unplanned, it is also an area of some architectural distinction which stands in contrast to the more typical *ad hoc* development in the small streets of the suburb.

The Hotel Lincoln and adjoining shops, which date from 1854-5 (hotel) and the 1870s and 1890s (two pairs of shops) are of local historical and aesthetic significance, and of representative value. The two-storey corner located Hotel Lincoln is a very early surviving and continuously operating hotel in Carlton. The two pairs of shops are substantially intact to their original states, with the two building programmes (1877, 1894) sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The hotel also retains representative characteristics of early Melbourne hotels.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical and aesthetic significance, and of representative value. It comprises a double-storey front or south bay to Queensberry Street, with a chamfered corner form; and a single-storey rear or north bay with a sawtooth roof. Some visible changes are apparent, including partial over-painting of the original face brick walls and changes to openings, such as infilling.

The Chinese Mission Church was constructed in the early twentieth century for the Church of Christ. Although a modest building which is not necessarily architecturally distinguished, it is of local historical and social significance.

The significance categories for each property are as follows:

- Hotel Lincoln, 91-95 Cardigan Street – significant
- The 1877 shop pair at 134-136 Queensberry Street - significant.
- The 1894 shop pair at 138-140 Queensberry Street - contributory.
- Former manufacturing building, 144-146 Queensberry Street – contributory
- Chinese Mission Church, 148-150 Queensberry Street – significant

HISTORICAL CONTEXT

Development of Carlton

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. By the early 1860s, the commercial thoroughfares appear to be well established along the north-south and east-west streets by this time. As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. These hotels, like the residences surrounding them, were small, often comprising as few as six rooms with bar and cellar, possibly a parlour, all of which included accommodation for the proprietor. The larger hotels, generally at the south of the suburb or on main thoroughfares, also provided accommodation. By 1880, there were at least 85 hotels in the suburb, with names including Manners, Globe, Clare Castle, Victoria, Family, Bay View and Lemon Tree.²

Churches in Carlton

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets.³ While by the turn of the century Carlton's phase of church building was largely over, with the major denominations well established, smaller denominations, or branches of larger denominations, began establishing themselves in the suburb. The Chinese Mission Church in Queensberry Street is an example of this trend, having been constructed in 1905 by the Church of Christ, itself a much older denomination in Melbourne with its first chapel erected in Lygon Street in 1865.

Industry in Carlton

Industry in Carlton has more typically been located in the far west of the suburb. In the interwar period, nineteenth century residential areas to the west of Barry and Berkeley streets were redeveloped with larger commercial and warehouse buildings.⁴ These areas had been typically occupied by modest residences and small timber houses fronting rear laneways, some of which had been identified through the work of the Slum Abolition Board. The increasingly large Carlton Brewery complex, in the block bound by Swanston, Victoria, Bouverie and Queensberry streets, is also unusual in the context of the suburb, developing from the mid-nineteenth century. Within the remainder of the suburb, however, large-scale industrial development in the nineteenth century was relatively rare. Carlton's rapid expansion as dormitory suburb in the 1860s and 1870s, the number of reserves for public institutions and gardens, its early fine grain development and adherence to

the Melbourne Building Act from the early 1870s appear to have discouraged the development of such complexes to the east of Swanston Street. In many parts of the suburb there was simply insufficient vacant land or available properties on which to establish or develop substantial industrial sites. Typical small-scale industry in the suburb included small workshops, bakeries and cordial factories, generally located to the rear of residential terrace rows, and accessed from rights of way. In the twentieth century, there were some instances of small scale industrial infill as well as larger complexes in the southern part of the suburb, including the development by textile manufacturers Davies Coop between Cardigan and Lygon Streets at the southern end of the suburb.

SITE HISTORY

The Hotel Lincoln and Environs Precinct takes in land that was sold as part of Crown land in Section 23 of Carlton, in the Parish of Jika Jika, which was sold in 1853 and 1854 as part of the early land sales in Carlton.

Hotel Lincoln and shops

The site of the Lincoln Hotel was developed soon after the Crown land sales. Crown allotment 1, at the corner of Queensberry and Cardigan streets was purchased by Patrick Costello and the adjacent Crown allotment 20, fronting Queensberry Street, was purchased by G K Thornhill.⁵ Little Queensberry Street appears to have been established soon after this purchase, with an advertisement for two allotments on Queensberry Street for sale in December 1854, each with frontage to Little Queensberry Street. The advertisement noted the title was a 'Crown grant', so it is likely that Thornhill subdivided and sold his allotment soon after acquiring it from the Crown.⁶

The Hotel Lincoln (as it is now known) was established soon after the Crown land sales, with a notice of a licence being granted in May 1854 to Thomas Marris for the Lincoln Inn, Cardigan Street, on the condition 'that premises should be finished.'⁷ As was the case with many early hotels, public meetings were held at the Lincoln Inn in the 1850s, including to protest the proposal to run Pelham Street through Argyle and Lincoln squares; a proposal to separate the Smith Ward, comprising rateable properties in Carlton, into a separate municipality; and a proposal to establish a Masonic Lodge in Carlton.⁸ An 1855 plan of Melbourne suburbs prepared by James Kearney shows a number of early hotels in Carlton (Figure 2), with the Cavern and Queensberry hotels located nearby. Interestingly, by the early 1860s a New Lincoln Hotel had been established on the corner of Faraday and Rathdowne streets, and the Cardigan Street hotel became known as the Old Lincoln Inn.⁹ Old Lincoln Hotel was described in the rate books of 1862 as a stone and brick hotel of ten rooms with stable, valued at a net annual value (NAV) of £220.¹⁰ In 1870, the hotel was described as being of brick, ten rooms with bar, cellar and stable with a NAV of £150. The hotel was owned by James Marris and occupied by Henry Downing.¹¹ The hotel can be partially seen in an 1875 photograph by Charles Nettleton, which shows the upper level windows with rendered architraves and keystone details (Figure 3).

By 1876, the hotel was owned by Mrs Downing.¹² It appears Mary Ann Downing purchased the site previously occupied by her husband, following his death in 1875.¹³ It was in this year that a notice of intent to build was submitted to the City of Melbourne for the construction of two shops on a site adjacent to the hotel, owned by Mrs Downing. No architect was listed for the shops, which were built by John Thomas of Richmond.¹⁴ The Queensberry Street shops (at nos 134-136) were complete by 1877, when they were first listed in the municipal rate books. They were each described as a brick shop of five rooms with verandah, valued at a NAV of £45, owned by Mrs Downing. The shops were occupied by pawnbroker Moss Abadee (no. 136) and William Allamby, furniture dealer (no. 134).¹⁵ The 1877 rate books list two small brick houses adjacent to Downing's shops, owned by Lewis & Butcher.¹⁶ By 1893, Downing had acquired these cottages, and the following year replaced them with another pair of two-storey brick shops (at nos 138-140), which were stylistically similar to the 1877 pair.¹⁷ Together the shops presented as a row of four.

The hotel and four adjacent shops can be seen in the 1896 Melbourne and Metropolitan Board of Works detail plan (Figure 4). The pairs of shops have slightly different building footprints, reflecting their different construction dates. The hotel can be seen with a chamfered corner entry, and with a dotted outline showing the location of the cellar. The hotel site also provided stabling with a pitched yard. This layout is typical of an early hotel to a main street, which would have attracted patrons from further afield than the immediate suburb.

The hotel continued to operate as the Old Lincoln Inn into the twentieth century. In 1937, the hotel and the four adjoining shops were put up for auction by agents William Levers and Sons as one property, although failed to reach the reserve.¹⁸ In 1940, the Licensing Court granted a name change to the Lincoln Hotel, coinciding with alterations and additions to the building valued at £3,540, likely giving the building its current understated Moderne presentation.¹⁹ Such external alterations to nineteenth century hotels were common in the first half of the twentieth century, as owners sought to satisfy the more stringent liquor licensing laws, and to update and refurbish their buildings to maintain their licences. This often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing.

It appears that these works also saw the removal of the stabling and yard, with the construction of the additional wing along Cardigan Street to Little Queensberry Street. However, at ground floor level some of the brickwork and bluestone plinth from the old stables also appears to have been retained in the addition along the laneway. The hotel underwent further alterations in the 1970s and 1980s.²⁰ It is still operating as a hotel, some 160 years after it first opened.

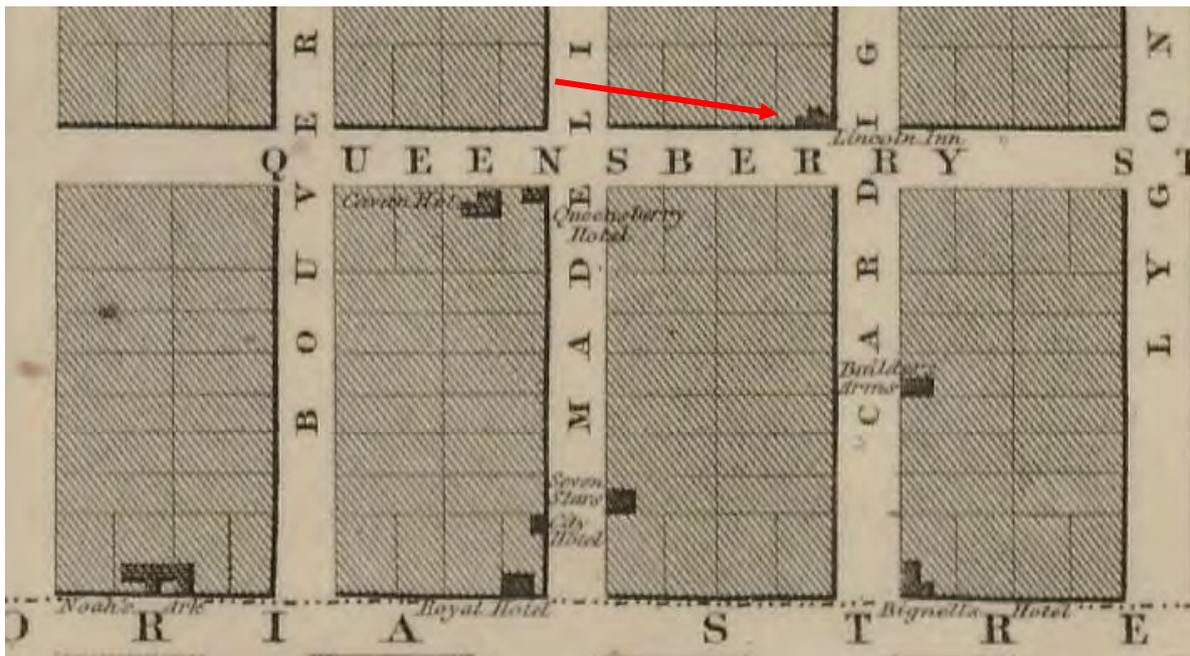


Figure 2 Detail of 'Melbourne and Its Suburbs', plan, compiled by James Kearney, 1855, showing Carlton streets. The Lincoln Inn is indicated
Source: State Library of Victoria



Figure 3 Detail of 1875 view of Carlton from Gaelic Church (now demolished), looking west along Queensberry Street, with roof of the Old Lincoln Inn indicated
Source: Charles Nettleton, photographer, H88.22/25, State Library of Victoria

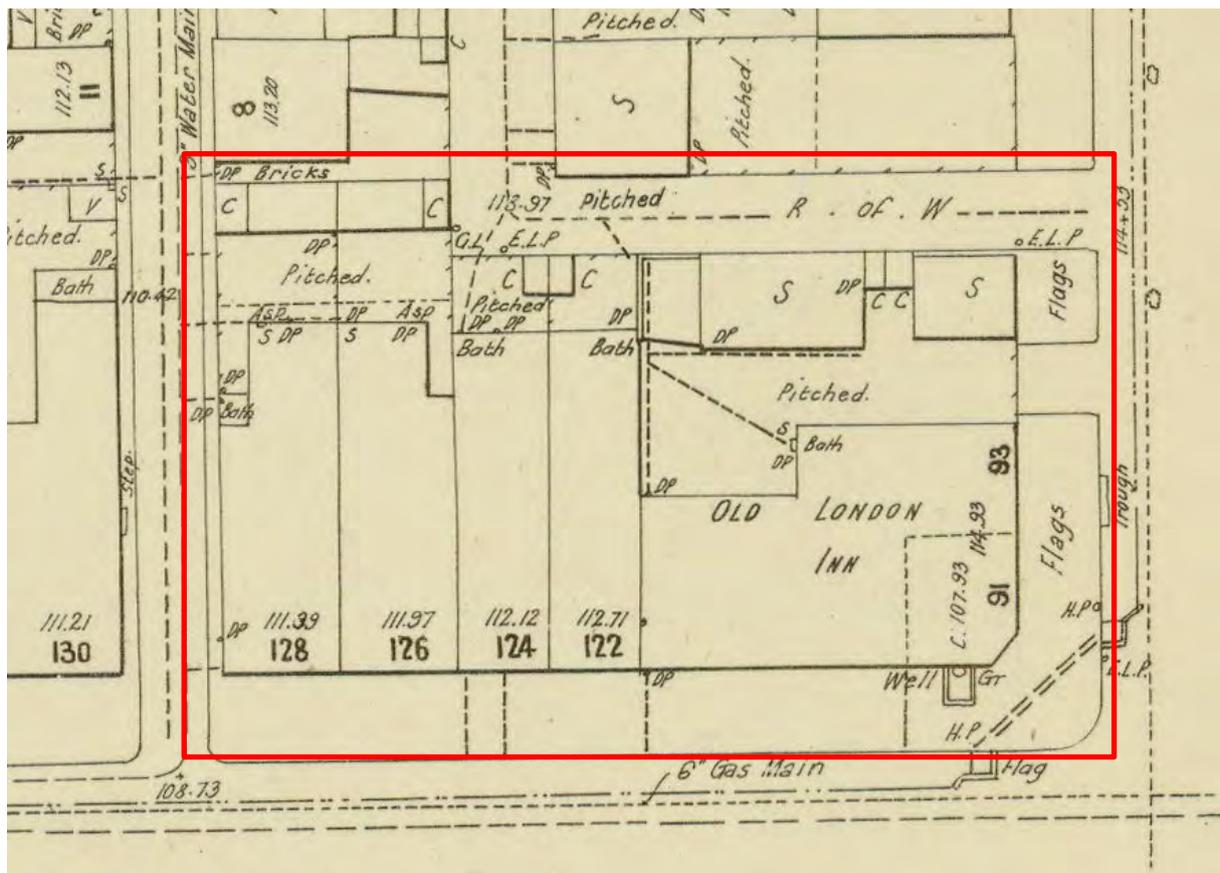


Figure 4 MMBW detail plan no. 1178, 1896; with hotel and shops indicated. Note the hotel at right, with the splayed corner. This plan incorrectly identifies the hotel as the Old London Inn.
Source: State Library of Victoria

Former manufacturing building

The site at 144-146 Queensberry Street was also part of Crown allotment 20, Section 23. It was purchased by G K Thornhill in 1854.²¹ Thornhill appears to have subdivided and sold his allotment soon after acquiring it from the Crown.²² Little Queensberry Street, which adjoins the east side of the current property, appears to have been established soon after this purchase, with a notice in the *Argus* in December 1854 advertising the sale of two allotments on Queensberry Street, each with frontage to Little Queensberry Street.²³ By the mid-1860s the site at 144-146 Queensberry Street was occupied, with an 1866 plan showing a small structure having been constructed (Figure 5). The 1875 *Sands & McDougall* directory lists blind maker, G Alexander at what was then 51 Queensberry Street, and Leming Reilly at no. 53. The municipal rate books of 1877 describe Alexander's property as a brick blind factory and Reilly's property as a brick house of six rooms.²⁴ A number of small buildings occupied Little Queensberry Street including houses described as being of both brick and wood.²⁵ By the 1890s, the two buildings on this site were described as a brick house with workshop at what was then no. 132 (now no. 146) and a brick house at no. 130 (now no. 144).²⁶ The buildings can be seen on the 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan at Figure 6.

In 1900, coppersmith Alfred S Miles had relocated to the house and workshop at no. 132, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets.²⁷ He advertised his services in the newspapers in the 1900s and 1910s:

Motors - Petrol tanks, thermo-syphon and coil radiators, bonnets, silencers, mud guards, made and repaired.²⁸

For Radiator repairs, See an Expert. Try Alf. Miles, a pioneer in the Game. All repairs under his personal supervision. For a cheap job, try a man that is not. He falls in and so do you.²⁹

In 1926, a building application was made to the City of Melbourne for the 'erection of a brick factory'.³⁰ The construction of the new factory did not occur immediately, however Miles' property in Queensberry Street was described in the 1927 municipal rate books as a brick shop of seven rooms, valued at a net annual value (NAV) of £80.³¹ It was complete by 1929, and the rate books of that year describe the newly constructed building as a brick factory valued at a NAV of £240.³² A further application was made in 1928 for the installation of a petrol pump at the site.³³ The brick factory can be seen in two Airspy oblique aerial photographs of c. 1927 (Figure 7) and 1946 (Figure 8). These images show the building to be a two-storey gable roofed building to the Queensberry Street end of the site, with a single storey saw-tooth roof rear section/north bay.

Alfred Miles died in 1940, but the firm continued to operate at the site until the early 1960s, with the 1960 *Sands & McDougall directory* describing the company as hot water engineers.³⁴ Subsequent occupants operating from the site included Roxton Clothing Company in 1963 and Dista Products, chemical engineers from 1969.³⁵ The Building Application Index lists an application for openings in the wall in 1969, likely associated with the chemical engineering occupation.³⁶

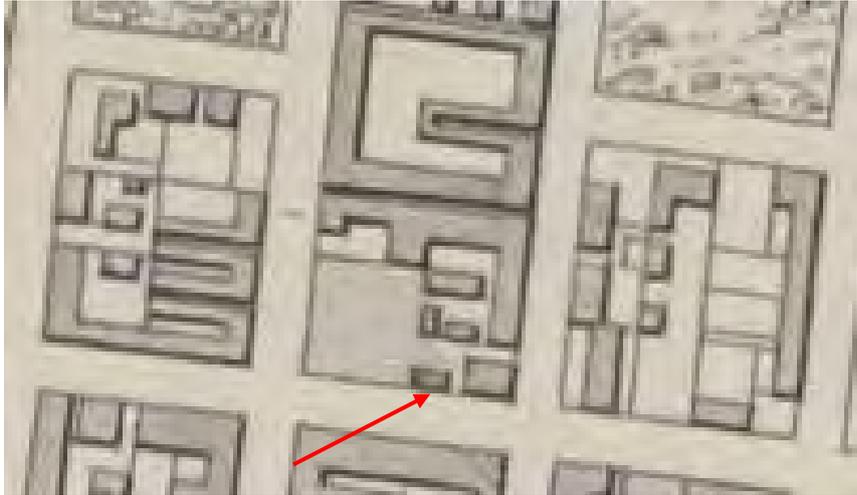


Figure 5 Detail of H L Cox plan, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1866, with earlier building at 144-146 Queensberry Street indicated
Source: State Library of Victoria

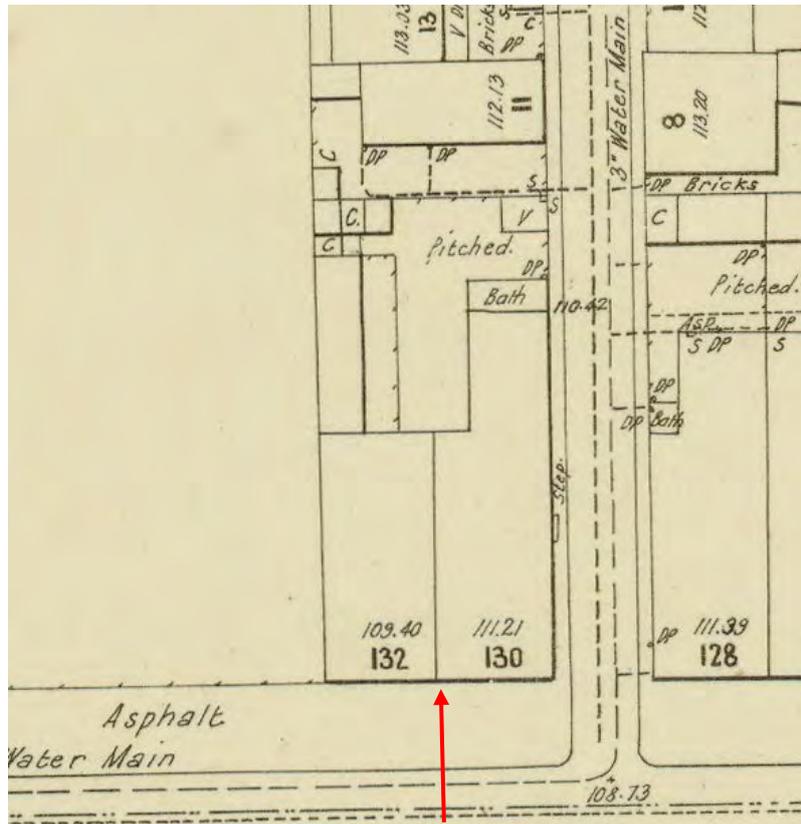


Figure 6 MMBW detail plan no. 1178, 1896, with nineteenth century buildings indicated. Note street numbering has since changed, and 144-146 Queensberry Street is shown as nos 130 and 132
Source: State Library of Victoria



Figure 7 Detail of Airspy oblique aerial view of Carlton, c. 1928, with factory building indicated; it had just been completed by this date
Source: Airspy collection, H2501, State Library of Victoria



Figure 8 Detail of Airspy oblique aerial view of Carlton, 1946, with 1927 factory building indicated. View is looking south-west over Queensberry Street
Source: Airspy collection, H91.160/471, State Library of Victoria

Chinese Mission Church

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, was constructed in c. 1905 for the Church of Christ. The property is located on Crown allotment 19, Section 23 of Carlton, in the Parish of Jika Jika. The site was purchased by Thomas Monahan in c. 1854 and now extends from Queensberry Street to the north, to the east-west lane that bears his name.

As can be seen on the Melbourne and Metropolitan Board of Works (MMBW) plan of 1897 (Figure 9), the site remained undeveloped throughout the nineteenth century, as did Crown allotment 18 (also purchased by T Monahan) which extended west from the site to today's Swanston Street. Following Monahan's death, in

1901 the *Age* advertised the upcoming sale of the vacant block which incorporated allotments 18 and 19. The site could be purchased as a single property or as three smaller sites. Monahan's other land holdings were also to be auctioned, including properties in South Melbourne, Hawksburn, St Kilda Road and Melbourne.³⁷

It is unclear when the Church of Christ mission acquired the site, however it was as early as August 1904, when a notice of intent to build was submitted to the City of Melbourne for construction of a mission hall for the Church of Christ Trustees. The building was designed by F J Brearley and constructed by Gamlin Bros, of Richmond.³⁸ The 'Church of Christ Chinese Mission' was listed in the 1906 *Sands & McDougall* directory, and the 1907 municipal rate books note the 'Chinese Mission Hall', but did not include a description.³⁹

The Church of Christ's first chapel in Melbourne was erected in Lygon Street, Carlton, in 1865. Of the organisation, *Punch* wrote in 1905, 'one cannot help noticing how rapidly this body forges ahead. It has been lucky in capturing a number of church buildings vacated through the amalgamation of the Methodist, Primitives and Bible Christians'.⁴⁰ A 'special outreach of the Lygon Street Church in the early twentieth century was the conversion of Chinese to Christianity' which extended to the erection of the subject church. From the early 1900s, the church was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria, New South Wales and Western Australia. *Punch* also noted the Queensberry Street building was a 'fine, new brick ... church'.⁴¹

The Chinese Mission Church is located within an area where churches abound. As noted above, part of the subdivision of Crown land in Carlton resulted in numerous - and generous - grants of land to various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victorian, Lygon, Grattan and Rathdowne streets.⁴² This included the Primitive Methodist Church, at the corner of Lygon and Queensberry streets (constructed in 1864); and St Andrews Presbyterian Church at the north-west corner of Queensberry and Rathdowne streets (1854-55). By the turn of the century, however, 'Carlton's phase of church building was over as Melbourne was transformed in the 1880s and 1890s from a raw colonial town to one of the world's largest metropolitan centres'.⁴³

With its close proximity to Little Bourke Street's Chinatown, many people from the Chinese community resided in south Carlton around the beginning of the twentieth century, particularly in and around Queensberry Street, with Chinese children often attending Rathdowne Street Primary School.⁴⁴ Services appear to have commenced soon after the building's construction. Through the twentieth century, the church variously held services in English and Chinese languages, bible studies classes, and in 1946 its members established a fund to build a chapel in 'Canton City' (Guangzhou), indicating a strong connection between Melbourne and China.⁴⁵ In 1937, the funeral service of Harry Louey Pang, 'one of the best known Chinese merchants in Melbourne', and a 'leading worker' for the mission was held at the Chinese Mission Church.⁴⁶

With Carlton's demographics shifting throughout the twentieth century, a number of churches in the suburb changed denomination as old congregations diminished and new ones developed. Through such changes, however, the Chinese Mission Church at 148-150 Queensberry Street has remained a branch of the Church of Christ, for over a century. Today, the site operates as the Melbourne Chinese Church of Christ, a multilingual church with weekend services held in Mandarin Chinese, Cantonese and English.

From an aerial perspective, the building's shape and roofline appears to have changed little from the mid-twentieth century (Figure 10), with the exception of the various small structures at the back of the property. With no references to the site in the City of Melbourne Building Application Index it is unknown what renovations (if any) the building has undergone under the ownership of the Church. The lack of permit applications tends to indicate that no substantial changes have been made.

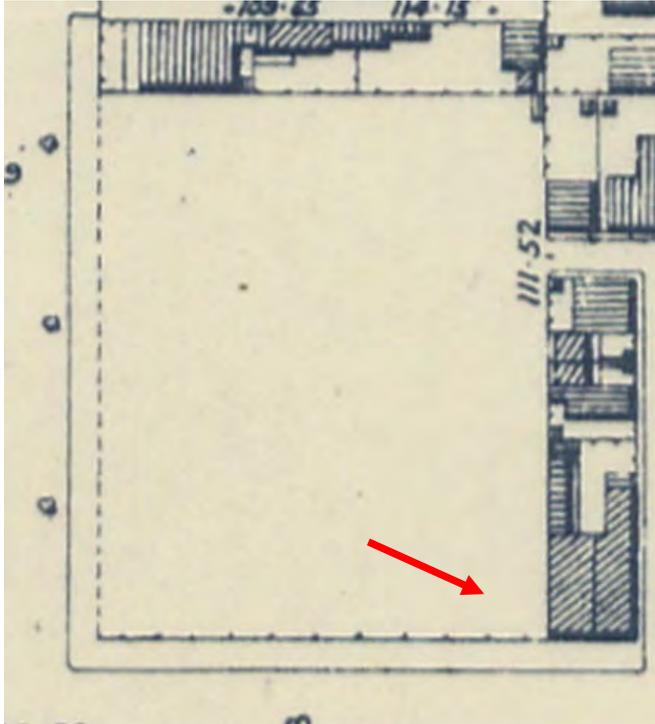


Figure 9 1896 plan showing Queensberry Street to Swanston Street (at left), with the then vacant site of the future church indicated by arrow
Source: MMBW 160:1 plan, no. 30, 1896, State Library of Victoria

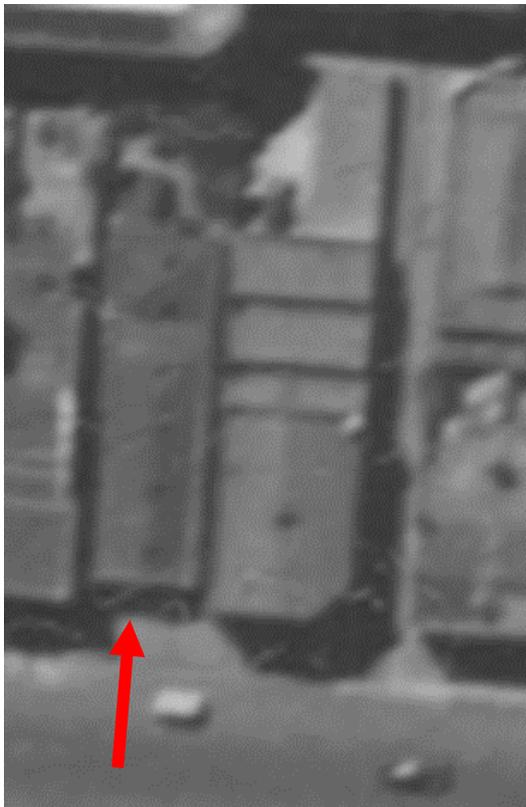


Figure 10 1945 aerial photograph of the church, indicated
Source: 1945, Land Victoria Aerial Photography Collection, Central Plan Office, Landata

SITE DESCRIPTION

The Hotel Lincoln and Environs Precinct comprises the properties at 91-95 Cardigan Street, and 134-150 Queensberry Street as shown at Figure 11 and Figure 12. The individual components are described below.



Figure 11 Recent aerial photograph of the intersection of Queensberry Street and Cardigan Street, with the proposed Hotel Lincoln and Environs Precinct indicated
Source: Nearmap, February 2019



Figure 12 View of Hotel Lincoln and Environs Precinct to Queensberry Street, with hotel (part) at right and church at left
Source: Lovell Chen

Hotel Lincoln, 91-95 Cardigan Street

The Hotel Lincoln was established in the mid-1850s with substantial alterations and additions undertaken in c. 1940 giving rise to its present understated Moderne expression. The image from 1875 at Figure 3 shows that the hotel was constructed as a two-storey building with facades to Queensberry and Cardigan streets and a canted corner entrance. It was constructed in face brick with understated rendered trims. A simple parapet concealed a slate roof with tall chimneys. While broad form of the early building survives, its character was substantially overwritten by the works of c. 1940.

The Hotel Lincoln achieved its current appearance in c. 1940. At that time the building was rendered, windows were altered, and some applied decorative detailing was installed. The longer Queensberry Street elevation, comprising the principal façade of the hotel, did not change, in terms of its overall form, from that visible in the MMBW plan of 1896 (Figure 4). However, its expression was substantially modernised as part of the later works. Today, it is a painted and rendered building with cream-coloured tiles to dado level. Windows to Queensberry Street are generally regularly sized and retain timber sliding sash windows. The ground floor residential entry, at the west end of the Queensberry Street façade, provides access to apartments at first floor level and appears to be a modern alteration with Council's building record suggesting that this occurred in c. 1980s. An adjoining entry to this façade provides secondary access to the hotel, with the main entrance to the hotel being in the canted corner at the intersection of the two facades - as was the case in 1875 (Figure 3).

The Cardigan Street elevation is similar to the Queensberry Street elevation with a plain rendered expression, cream-coloured tiles to dado level and a regular arrangement of sliding sash windows at each floor level. A single storey addition to the northern end dates from the c. 1940s work and incorporates some fabric surviving from the earlier stables. A first floor addition set behind a modest balcony appears to date from the relatively recent changes (c. 1980s) to the upper story to provide apartments.

The facade overall incorporates some modest horizontal detailing typical of Moderne buildings and applied signage with the name 'Hotel Lincoln' at first floor level. The main vertical ornamental strips rising above the door date from the c. 1940 works. Illuminated signage has been installed above the entry.



Figure 13 Hotel Lincoln viewed from the intersection of Queensberry and Cardigan streets
Source: Lovell Chen

Shops, 134-140 Queensberry Street

The two semi-detached pairs of shops at nos 134-6 and 138-40 Queensberry Street were constructed to the west of the hotel in c. 1877 and c. 1894 respectively (Figure 11).

The semi-detached pairs of two-storey shops at nos 134-6 and 138-40 Queensberry Street are, in terms of their street presentation, substantially intact to their original states. The two building programmes share a similar scale and architectural expression and a common party wall and the group consequently presents as a continuous row of four shops. Both are rendered masonry buildings.

The earlier pair of shop buildings, at nos 134-6 adopts a simple expression with pilasters at wingwalls rising to an entablature at first floor level and extending upwards to form capital-like devices at parapet level. Upper sections of the wingwalls incorporate simple quoins. Upper level windows incorporate rendered architraves with keystone devices and modelled undersills. Original sliding sash windows survive at first floor level. The pair are unusual insofar as they substantially retain original shopfronts with offset (side) recessed entries; with the shopfronts incorporating unusual curving rails above timber columns/mullions. Slate cladding to the roof of the building has been replaced in modern galvanised steel although original rendered chimneys survive.

Despite being almost twenty years younger, the later pair of shop buildings at nos 138-40 adopts a more or less identical form and detailing to nos 134-6. The chief difference derives from the blocks being slightly larger with the resulting shops presenting wider frontages to the street. No. 138 also differs in that it retains an original shopfront which has display windows to either side of a central recessed entry. However, this arrangement is not incorporated into the design of no. 140 which retains an offset (side) recessed entry recalling those at nos 134-6. This shopfront contains some later fabric and may have been rebuilt to its current form in mid-twentieth century. Again, slate cladding to the roof of the building has been replaced in modern galvanised steel; however, original chimneys have been removed.



Figure 14 Nos 134-6 (foreground) and 138-40, Queensberry Street
Source: Lovell Chen



Figure 15 Nos 138-140 (at left) and no. 134 (at right)
Source: Lovell Chen

Former manufacturing building, 144-146 Queensberry Street

The brick former manufacturing building (Figure 16, Figure 17) was constructed in 1927. It comprises two key volumes. The front section is double-storey, with a gable end to the street. A chamfered wall to the corner of Queensberry and Little Queensberry streets is presumed to have incorporated an original entrance. A simple parapet incorporating pilasters rising a short distance above the parapet comprises the only decorative detailing to the building. The rear or north bay is single-storey, with a sawtooth roof. Both volumes are constructed in red face brick although this has been overpainted in some areas - notably the street façade.

The windows vary in size and form but typically retain concrete lintels. Sections of an early window survive on the southern façade; however, no other original window joinery appears to survive. An original entry is located near the centre of the southern elevation. It retains decorative brick surrounds but no original joinery.

As noted above, the chamfered or splayed south-eastern corner of the building has a large opening which has been infilled. The chamfered form, which gives the building an asymmetrical appearance, may simply have been designed in anticipation of trucks turning into Little Queensberry Street.

The high brick parapet, which turns with the chamfered corner, has capped pilasters and a raking gable end bearing the painted words 'Miles Buildings Est 1891'. While this is not the construction date of the factory building, nor the date of Miles' original occupation of this property, it is known that he had previously operated in this area of Carlton and the date therefore possibly reflects the establishment of his business in the locality.



Figure 16 144-146 Queensberry Street, Carlton viewed from the south-west (at left) and from the south-east (at right)

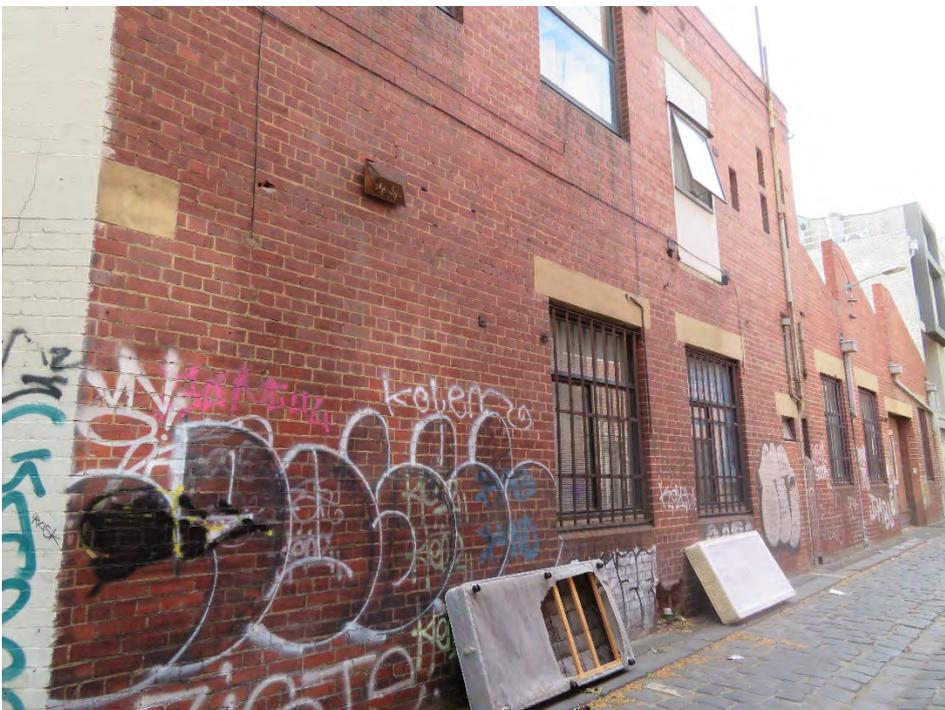


Figure 17 144-146 Queensberry Street, Carlton viewed from Queensberry Lane

Chinese Mission Church

The Chinese Mission Church at 148-150 Queensberry Street, Carlton (Figure 18), constructed in c. 1905, presents as a modest single-storey free-standing brick church hall, with a symmetrical façade and presentation to Queensberry Street. The building is on a long rectilinear plan, extending north from the street, with a single steel-clad hipped roof. A bay at the rear has a separate roof.

While some of the early character has been lost through overpainting of the principal facade, the building still demonstrates an early evocation of the red brick and rendered expression that would become known as ‘blood and bandages’. The parapet is particularly distinctive, with high curving and broadly baroque elements accompanied by short pinnacles with domed capping to the east and west ends. The curving arrangement is centred around an oculus window/ventilator with hood mouldings, forming a centrepiece of the arrangement. A corniced panel to the bottom of the parapet, still flanked by the pinnacles, has the name ‘CHINESE CHURCH OF CHRIST’ painted in large bold lettering.

A double-door entrance with steps up and highlight window above, is located centrally. Two simply detailed timber-framed double-hung sash windows are located to either side of the entrance.

The building has no setback to the street, and a narrow setback to the buildings either side. These side setbacks are gated and are trafficable by foot, providing access to the rear of the building. They also reveal the side elevations of the hall to be unpainted brick, with single windows at regular intervals.



Figure 18 Chinese Mission Church, Queensberry Street elevation

INTEGRITY

With the exception of the later apartment entrance, the presentation of the Hotel Lincoln to Queensberry Street is substantially intact to its c. 1940 state. The eastern, Cardigan Street elevation is similarly intact.

The former manufacturing building at 144-146 Queensberry Street, Carlton, has a medium-high level of integrity, with partial over-painting of the original face brick walls; and changes to, and infilling of openings, being the most visible external changes.

The shops at 134-6 Queensberry Street survive to a very high level of integrity retaining original shopfronts. Those at 138-40 are diminished by changes to the shopfront at no. 140 Queensberry Street but generally retain their original fabric and appearance.

The Chinese Mission Church building has a high degree of integrity externally, save for the overpainting of the façade to Queensberry Street,

COMPARATIVE ANALYSIS

Carlton streets

The Hotel Lincoln and Environs Precinct is a mixed, non-residential streetscape, and is located at the intersection of two major thoroughfares of the suburb, Queensberry and Cardigan streets. It comprises individual and groups of buildings dating from the nineteenth and twentieth centuries.

As discussed above, the building types in this small precinct include hotel, shops with residences above, factory and church, all representative of the diversity of activity co-located within small areas of the suburb. While Carlton is mainly residential, it has commercial streets and historic shops and hotels scattered throughout, including to street corners. In its development from the mid-nineteenth century, as a main east-west thoroughfare, Queensberry Street typically had a diverse range of businesses. The mixed pattern of use in the Hotel Lincoln and Environs precinct to Queensberry Street is demonstrative of these attributes of Carlton's development, and the overlap of work, recreation, worship and habitation. Albeit unplanned, it is also an area of some architectural distinction which stands in contrast to the more typical *ad hoc* development in the small streets of the suburb.

Hotels in Carlton

By the 1870s, when Carlton was a substantially developed residential suburb, and commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of them, as with the Hotel Lincoln, were prominently located to street corners. In this case, the Hotel Lincoln was located at the corner of a main street, being Queensberry Street, and its intersection with Cardigan Street. This main street location reinforced the prominence of the building. The corner site was also reflected in the building form, with the typical two-storey massing broken by the splayed corner with hotel entrance, and visible side elevations to both adjoining streets. The Hotel Lincoln is also still operating and remains a prominently located local pub.

The Hotel Lincoln is also typical of other early hotels which were required to update and refurbish in the interwar period, at a time of hotel license reduction. These works often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing, as occurred with the subject property.

Another early and still operating hotel is at 414-422 Lygon Street, formerly the Astor Hotel and now the Green Man's Arms Hotel (Figure 20). This shares the main street location and corner siting of the Lincoln Hotel, and the two-storey form with a splayed corner entrance. This hotel maintained its operations through the licensing reduction period by undergoing a makeover, with the typical interwar treatment being evident in the tiled dado to the exterior. An additional accommodation wing has also been added to the north side of the hotel.

The Clyde Hotel is another example (Figure 21). It is sited at the corner of Cardigan and Elgin streets, at 385 Cardigan Street, and has had a very thorough interwar makeover, but again retains the splayed corner form.

The early and still operating early Victorian corner hotel at 171-175 Elgin Street, formerly Stewarts Hotel and now the Shaw Davey Slum Hotel (Figure 19), again displays the interwar treatment that helped the operation to remain viable. Somewhat unusually, this hotel has adjacent shops to Elgin Street incorporated into the building. In the City of Yarra, the still operating Prince Patrick Hotel of 1887, at 141 Victoria Parade, Collingwood, also

incorporated shops into its main street frontage. It retains its original Italianate architectural expression (Figure 24). Unlike the Hotel Lincoln, the shops associated with the former Stewarts Hotel, and the Prince Patrick, were either originally built with the hotels, or were added later but in a very sympathetic manner.

The shops at 134-140 Queensberry Street, while built by the hotel proprietor in the period of the 1870s to 1890s, currently read as separate building components. It is not known if they were more sympathetic in their architectural expression and detailing, prior to the hotel's comprehensive interwar makeover.

As noted, it was commonplace for Victorian-era hotels to be refurbished and updated in a Moderne architectural style during the 1930s. The Moderne was characterised by an interest in the expression of progress. Better examples incorporated streamlining echoing the designs of aeroplanes steamships and racing cars, as found at the renowned example of the genre, being the mansion Burnham Beeches (1931-1933, Harry Norris, architect, Figure 22). However the removal of Victorian era ornament to produce clean rendered expression, and the application of simple horizontal graphic devices was generally sufficient to evoke the mood. It was a popular style suited to places of entertainment and found a natural home in hotels such as those designed for Tooth's brewery in NSW and the former United Kingdom Hotel in Clifton Hill (JH Wardrop, 1938, Figure 23).

Examples referred to above, including comparative examples comprise the following places:

- 171-5 Elgin Street, Carlton (HO1, Figure 19)
- 414-422 Lygon Street, Carlton (HO1, Figure 20)
- 322-391 Cardigan Street, Carlton (HO1, Figure 21)
- Burnham Beeches, Sherbrooke (VHR H0860 and HO5 – Yarra Ranges Shire, Figure 22)
- Former United Kingdom Hotel, Clifton Hill (VHR H0684 and HO92 – City of Yarra, Figure 23)
- Prince Patrick Hotel, Collingwood (HO138 – City of Yarra, Figure 24)



Figure 19 Shaw Davey Slum Hotel, 171-5 Elgin Street, Carlton (HO1)
Source: Streetview



Figure 20 Green Man's Arms Hotel, 414-422 Lygon Street, Carlton (HO1)
Source: Streetview



Figure 21 Clyde Hotel, Cardigan Street, Carlton (HO1)
Source: Google Streetview



Figure 22 Burnham Beeches, Sherbrooke (VHR H0860 and HO5 – Yarra Ranges Shire)
Source: Victorian Heritage Database



Figure 23 Former United Kingdom Hotel, Clifton Hill (VHR H0684 and HO92 – City of Yarra)
Source: Victorian Heritage Database



Figure 24 Prince Patrick Hotel, Victoria Parade, Collingwood (HO138 – City of Yarra)
Source: Victorian Heritage Database

Industrial buildings

The building at 144-146 Queensberry Street, Carlton, reflects the development of small scale manufacturing and light industry in Carlton in the early twentieth century and interwar period. While Carlton is mainly residential in character, with commercial streets and historic shops and hotels scattered throughout, buildings of this type were constructed in the suburb, principally in the early decades of the twentieth century.

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

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

Many of Carlton's manufacturing, light industrial and warehouse buildings of the early twentieth century have also been adapted to office, retail or residential use. The examples cited below all date from the early decades of the twentieth century. They are either not graded and not included in the Heritage Overlay; or lowly graded. This relative significance, or recognition, is reflective of their generally utilitarian appearance and/or their adaptation to residential or office use.

Several are located on small streets or lanes in Carlton, while the Owen Street example is in a residential street and context. The examples are of varying levels of intactness, and display the typically stripped back or unadorned face brick expression of these utilitarian buildings. Windows also tended to be larger for those constructed at a later date in the twentieth century.

The subject manufacturing building, within this context, is distinguished by its chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The survival of the rear or north sawtooth bay is also of note, particularly the sawtooth profile as it presents to Little Queensberry Street.

Examples referred to above, including comparative examples comprise the following places:

- 123A Station Street, Carlton (HO1)
- 25 Queensberry Place, Carlton
- 49 Owen Street, Carlton (HO992)



Figure 25 123A Station Street, Carlton (HO1)
Source: Lovell Chen



Figure 26 25 Queensberry Place, Carlton
Source: Lovell Chen



Figure 27 49 Owen Street, Carlton (HO992)

Source: Lovell Chen

Religious buildings

The Chinese Mission Church building at 148-150 Queensberry Street, Carlton was built for the express purpose of converting members of the Chinese community to Christianity, and then servicing via missionary programmes, members of the Carlton, and Melbourne, Chinese community. The Church of Christ was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work (see below), the Chinese Mission Church in Carlton provides evidence of the reach of these missions.

Of relevance is the Chinese Mission Church at 196 Little Bourke Street, Melbourne (Figure 28). This building, which is included in the Victorian Heritage Register,⁴⁷ dates from 1872 and was built by the Wesleyan Methodists who were active in the Victorian goldfields, providing missionary services to the Chinese miners. The Little Bourke Street building was constructed to continue this missionary work in Melbourne's Chinatown, again with the express intent of converting the Chinese community to Christianity. The building still in part serves its original function, and continues to operate as a place of worship for the Uniting Church of Australia. The building is also noted for its architecture, being a two storey building in the Gothic style by noted architects Crouch and Wilson, and regarded as an early example of polychromatic brickwork incorporating diaper work to the facade and polychromatic voussoirs to the windows.⁴⁸

Other Chinese mission related buildings and churches are the Church of England Mission Hall at 108-110 Little Bourke Street, of 1884 (Figure 29); this is graded significant and is located in the Little Bourke Street Precinct (HO507); and the Chinese Mission Church at 119 - 125 Little Bourke Street, of 1902 (Figure 30), also located in the Little Bourke Street Precinct (HO507).

Both these buildings were associated with Cheong Cheok Hong, a prominent missionary and social reformer from Canton, and the son of a Presbyterian missionary who arrived in Ballarat in the 1850s. Cheong himself arrived in Melbourne in about 1863, and was active in the missionary work of the Presbyterian and later the Anglican churches.⁴⁹ The Church of England Mission Hall, as noted, was built in 1884 and is a two storey polychrome pedimented brick building with Gothic arch headed windows to the ground floor and round-headed windows to the upper floor; both types of windows have decorative keystones. It was designed by prominent architect, Charles Webb.⁵⁰ In the late 1890s Cheong Cheok Hong was involved in raising funds for another Little Bourke Street building, the Chinese Mission Church. This building was constructed in 1902, to a design by another noted architect, Nahum Barnett. The building served as both church, and student quarters, and has

been described as ‘a substantial composition in red brick in the form of a warehouse with reference to the Gothic style in the lancet windows, rendered mouldings, brick pilasters and corbelling’.⁵¹ In 1904, it was fully recognized by the Church of England, and Cheong's son, James, was appointed chaplain. Cheong remained superintendent of the Anglican mission until 1928, around the time of his death.⁵²

The Carlton Chinese Mission Church is a slightly later, and more modest example of a Chinese mission building. The architect, F J Brearly, was not as prominent or well known as the architects of the Little Bourke Street buildings, and nor was the subject church building given to architectural pretensions. The earlier buildings also display some uniform characteristics, in their general form and expression, including Gothic references, polychrome brickwork (to the two earlier buildings), and symmetrical presentations to the street. They are a complementary suite of buildings, concentrated in Chinatown. The Chinese Mission Church in Carlton, on the other hand, was more of an ‘outlier’ although, as noted, it was located in an area where the Chinese community was (then) in residence. Of note too is the purpose-built nature of the all the buildings cited here, and their ongoing original historical use and function.

Examples referred to above, including comparative examples comprise the following places:

- 196 Little Bourke Street, Melbourne (1872, Figure 28, HO507)
- 108-110 Little Bourke Street, Melbourne (1884, Figure 29, HO688 and HO507)
- 119 - 125 Little Bourke Street, Melbourne (1902, Figure 30, HO690 and HO507)



Figure 28 Chinese Mission Church, 196 Little Bourke Street, Melbourne (1872, HO507)

Source: Victorian Heritage Database



Figure 29 Church of England Mission Hall, 108-110 Little Bourke Street, Melbourne (1884, HO688 and HO507)

Source: Victorian Heritage Database

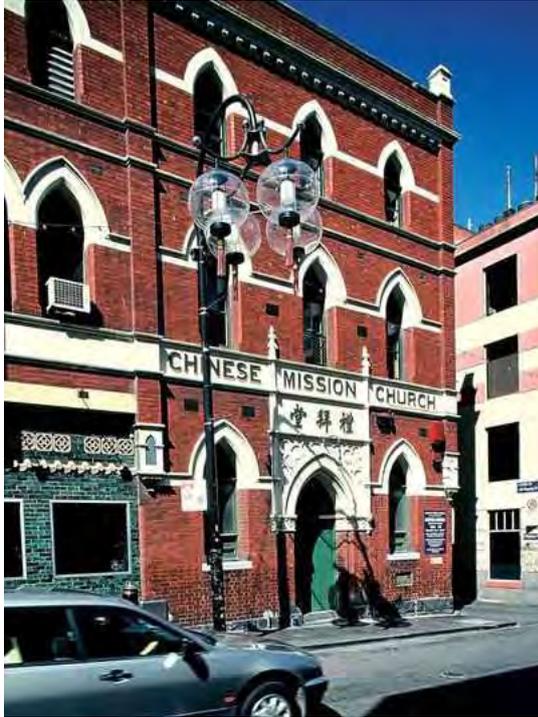


Figure 30 Chinese Mission Church, 119 - 125 Little Bourke Street, Melbourne (1902, HO690 and HO507)

Source: Victorian Heritage Database


ASSESSMENT AGAINST CRITERIA

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

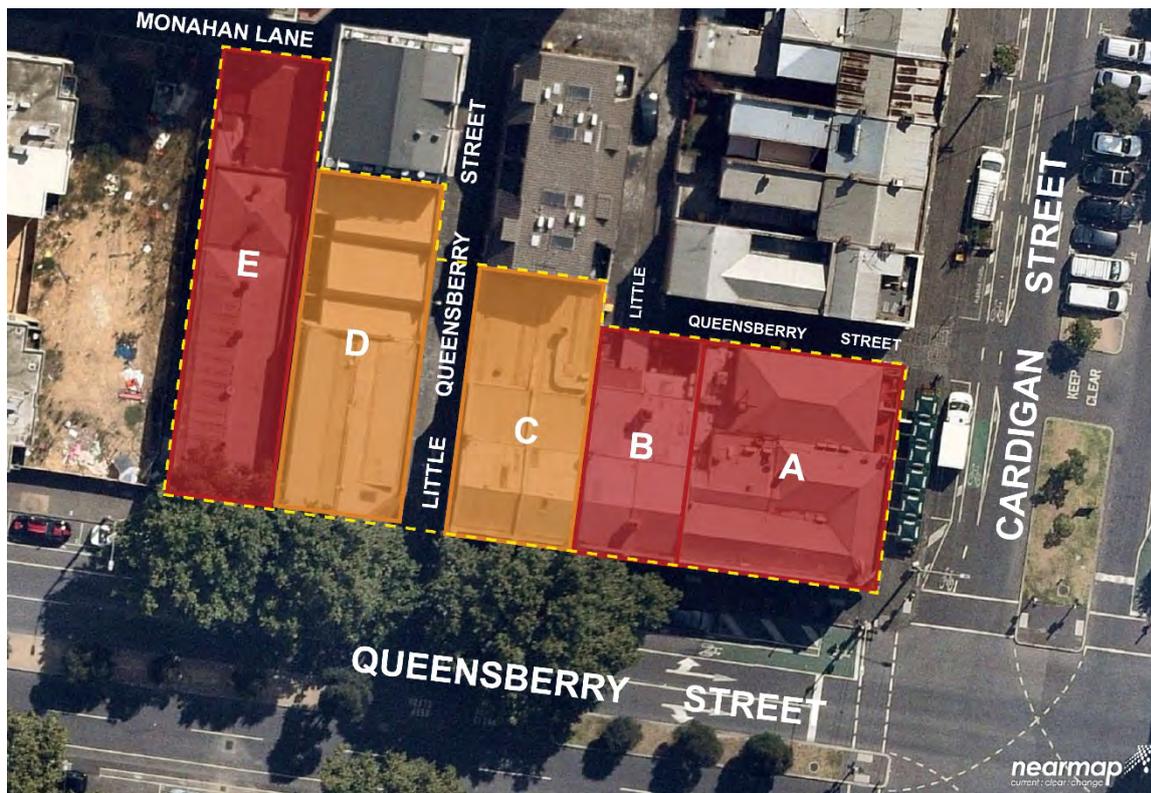
STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

Within this group, the significance categories are as follows (Figure 31):

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant



 Site Boundary

 Significant

 Contributory

- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct
Source: Nearmap (basemap)



HOW IT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct is of local historical, representative, aesthetic and social significance at a local level to the City of Melbourne.

WHY IT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built and maintains its original historical use and function.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid-nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.



The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).

RECOMMENDATIONS

Recommend retention of HO97 in the Heritage Overlay and expand to include 144-146 Queensberry Street and 148-150 Queensberry Street in the Heritage Overlay to create the Hotel Lincoln and Environs Precinct. Removal of HO807 to reflect the inclusion in the heritage precinct. Amend Heritage Overlay mapping to reflect full extent of property titles. Recommend the following significance categories within the precinct:

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant

Schedule of Hotel Lincoln and Environs Precinct is as follows.

MELBOURNE PLANNING SCHEME

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

REFERENCES

See endnotes.



PREVIOUS STUDIES

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**Carlton Conservation
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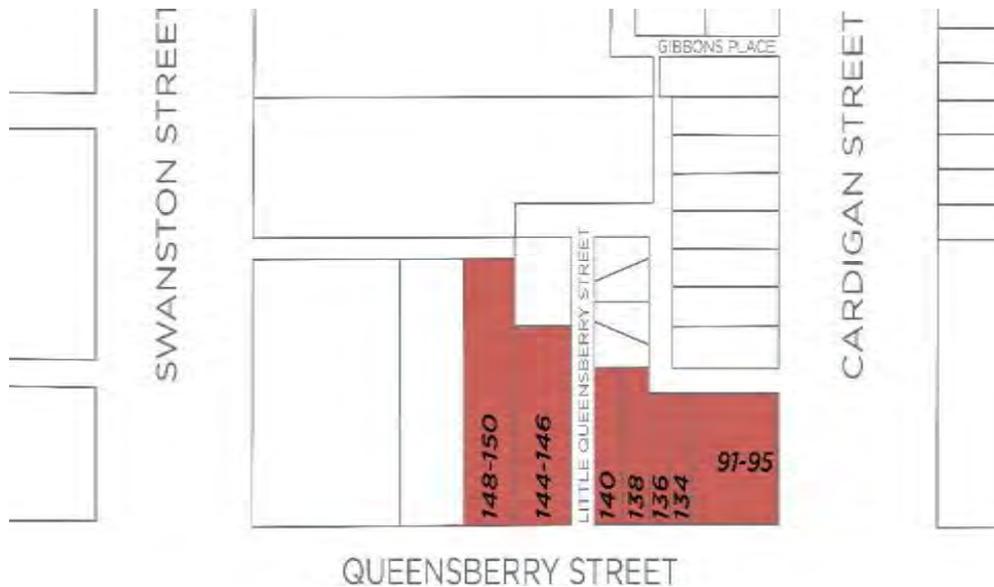
ENDNOTES

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- 2 Based on listings of hotels in Carlton in *Sands & McDougall directory*, 1880.
- 3 Renate Howe and Tom Hazell, 'Churches', in Peter Yule (ed.), *Carlton: A History*, Melbourne University Publishing, Carlton, 2005, p. 291.
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- 5 Parish plan of Carlton, Parish of Jika Jika, M 314(14), Department of Lands and Survey, 1874, Put-away Plan, Central Plan Office, Landata.
- 6 *Argus*, 18 December 1854, p. 3.
- 7 *Argus*, 10 May 1854, p. 5.
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- 9 *Sands & McDougall*, 1862.
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- 17 City of Melbourne, rate books, Volume 31: 1892-93, Smith ward, rate nos 2575-2576, Volume 32: 1894-95, Smith ward, rate nos 2544-45, VPRS 5708/P9, Public Record Office Victoria.
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- 19 City of Melbourne, Building Application Index, 91-93 Cardigan Street, BA 21266, 14 May 1940, Public Record Office Victoria, accessed via www.ancestry.com.au, 19 October 2018.
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- 21 Parish plan of Carlton, Parish of Jika Jika, M 314(14), Department of Lands and Survey, 1874, Put-away Plan, Central Plan Office, Landata.
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- 47 <https://vhd.heritagecouncil.vic.gov.au/places/4246>, accessed 22 February 2019.
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Statement of Significance: Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (November, 2021)

Heritage Place:	Hotel Lincoln and Environs Precinct	PS ref no:	HO97
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What is significant?

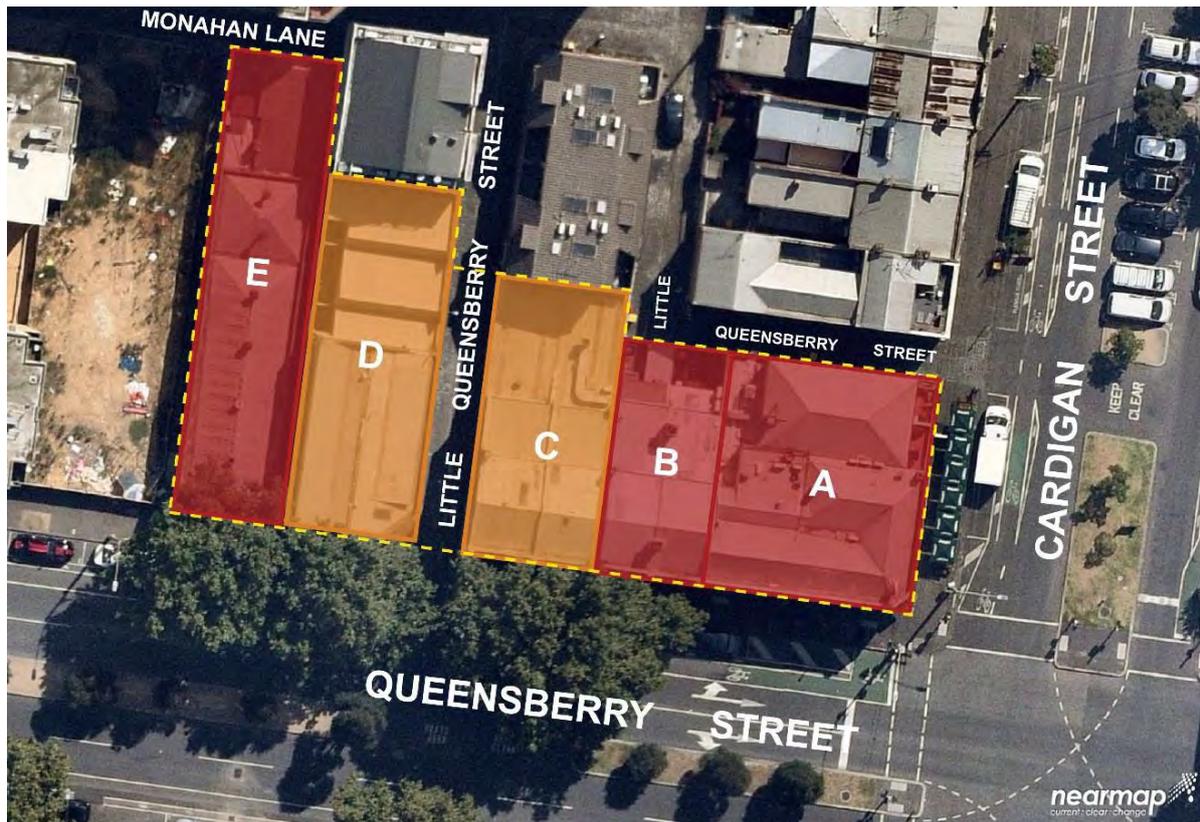
The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

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Within this group, the significance categories are as follows (Figure 31):

- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant



 Site Boundary

 Significant

 Contributory

- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct Source: Nearmap (basemap)

How is it significant?

The Hotel Lincoln and Environs Precinct is of local historical, representative, aesthetic and social significance at a local level to the City of Melbourne.

Why is it significant?

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in

MELBOURNE PLANNING SCHEME

residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built and maintains its original historical use and function.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid- nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later

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pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

**APPENDIX B:
BUILDING IDENTIFICATION
FORM CARLTON
CONSERVATION STUDY**

B

PROPERTY KEY: 108031-148-150 Queensberry St

MELBOURNE CITY COUNCIL

**CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM**

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 148 Queensberry St

BUILDING TITLE CHINESE CHURCH OF CHRIST

TYPE CHURCH
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE 4/2/85

NEG FILE 12/1/2

TITLE

VOL FOL

STYLE

PERIOD

Edwardian

Early Victorian

Inter War

Victorian

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

UNPAINTED
ceramic
tesserae

UNPAINTED
decorative
brickwork

RETAINS EVIDENCE
of early colours
or finishes

INTACT
shop
front

POSS
supported
shop verandah

HABITABLE/HIGH STANDARD
DESIGN OF CONCRETE
rendered surfaces

fence

verandah
demolition

verandah roof
and structure

NOTE RENOVATION, PARAPET DETAILING.

INTEGRITY

Good Nos

Fair Nos

Poor Nos

CONDITION

Good Nos

Fair Nos

Poor Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

NOS	SYMPATHETIC	RECS	INAPPROPRIATE	RECS	EXTREMELY INAPPROPRIATE	RECS
					PAINTED FACE BWK	R.M.

0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3 = REMOVE BY APPROVED METHOD

OTHER COMMENTS

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